

# PRACTICAL HOMES



JENS PEDERSEN  
ST. PAUL, MINN.

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# PRACTICAL HOMES

1922-1923 EDITION

PRICE \$1.25 PER COPY

JENS PEDERSEN

210 GLOBE BUILDING

ST. PAUL, MINN.

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## INTRODUCTION

THIS book PRACTICAL HOMES, is published with a view of assisting the prospective home owner in selecting a design best suited to his taste and requirements, also commensurate with his financial means. A great deal of care has been exercised in the selection of homes illustrated in this book, the variety of designs being so complete and varied as to please the most critical. The interior planning has involved a great amount of careful study and wonderful results have been obtained, as will be observed by a careful scrutiny of the floor plans, the outside dimensions of the houses having been kept to the lowest possible unit, this precaution resulting in economy in construction, the most important factor to be considered in the designing of homes. The illustrations in this book are actual photographic reproductions of homes already constructed; in most cases all trees and shrubbery has been eliminated, in order to show without hindrance the architectural design. Shrubby properly arranged and planted will enhance the beauty wonderfully.

### A FEW HINTS ON CONSTRUCTION

Presuming the lot has already been selected, the proper placing of house upon lot is the first matter to be considered. On north and south facing lots, the house should be placed nearest to the west line, leaving the easterly portion of lot which is the most desirable, for beautification. Where the lot is east or west facing, the house should be placed nearest to the north line. In the case of a corner lot, the house naturally should be placed nearest to line of adjacent lot. In every case the house should be set back from the street line as far as possible or in line with majority of houses in same block. In no case should the house be set below the established street grade.

The building of a home is a very simple matter, with the aid of complete and properly designed plans and specifications, it being very essential however to adhere strictly to plans and specifications, in order to produce a structure similiar in design.

The most available and desirable material for foundation is poured concrete or concrete blocks. If sand is available, poured concrete is less expensive and should be mixed in accordance with specifications. The dimension lumber and lumber for sheathing, underfloors and roof boards does not necessarily have to be of the highest quality, owing to the fact that same is not exposed to the elements, consequently less deterioration. The lumber used on the exposed portions of the house should be of a good quality and free from sap and other defects. The three universal materials used for outside construction are lumber, brick and stucco, any of which can be made to look very attractive. The portion of the house that is most exposed to the elements, is the roof, therefore the best material should be used in its construction. From careful observation after a period of years usage, we have found Winthrop tapered asphalt shingles to be the most durable, also retaining their color and slate-like beauty, furthermore these shingles are to a great extent fireproof, therefore, houses covered with these shingles are applicable with a lower insurance rate.

Another important element in house construction is heat conservation and this problem is most satisfactorily solved by insulation. Every home should be insulated, so as to ensure warmth and fuel economy in cold weather and in warm weather, therefore insulation is essential in all climates. According to government tests of the material for insulating purposes and not prohibitive in cost, Insulite was rated first. This insulation is made of the hard, dense, porous, thoroughly water and vermin proof, is light in weight, yet strong and durable and insuring a most efficient insulation so essential in good insulating. This material is recommended for use on the inside of all outside walls, for plaster and can be used on the partition walls for sound deadening and stiffening of walls. It is also used in the ceiling and lathing on that portion. Another necessary precaution is to pack oakum over and under all

## INTRODUCTION—Continued

windows and door openings, also crevices. Having complied with above suggestions, house is then ready for plaster, which should be applied at least three-eighths of an inch above its base. The interior finish should not be brought on the premises, or any interior finishing performed until the plaster is thoroughly dry and all dampness eliminated from the house.

### INTERIOR

The interior trim is plain and free from dust catching crevices. The details of buffet and china closets, arches, stair arches, fireplace and bookcases, and kitchen cabinet, have been studied for each individual plan, to produce a most beautiful interior effect. The finishing can be in accordance with owners taste or desire, suggestions being carried out in the descriptions for each plan shown in book and also incorporated in the specifications. The proper heating of a home is a very important question to be considered. Hot water is universally recognized as the most efficient, although hot air can be used with good results, especially in the small bungalows. While the selection of plumbing fixtures can be left to the owners choice, according to the amount of money he desires to expend, the specifications cover a good grade of fixtures that will serve the purpose. As to sewer, water and gas connections, the specifications are so prepared as to cover all emergencies.

### PLANS AND SPECIFICATIONS

The complete plans, details and specifications as priced in the book include as follows: Front, rear and both side elevations, wall section, basement and floor plans, all of which are drawn to a scale of one quarter inch to the foot. Details of buffet and china closets, arches, stair arches, fireplace and bookcases, and kitchen cabinet, drawn to a scale of one inch to the foot, are furnished with each set of plans, also full size details of the interior trim. The specifications are in typewritten form (not blue-printed), and are prepared specially for each individual design, covering all material required, the kind and quality, and the manner in which the labor is to be performed. A complete lumber list is also furnished with each set of plans.

### CHANGES, ALTERATIONS OR SPECIAL PLANS

If any changes or alterations in plans are contemplated, such as changing of partitions or trifling re-arrangement of rooms, lengthening or diminishing size of building, it is not absolutely necessary to have these changes shown on blue prints, as in the large majority of cases, changes of this nature can be taken care of by any competent carpenter or contractor, without said changes being shown on the blue prints. In order to have any changes shown on the blue prints, it is necessary to redraw the entire set of plans, for which a charge will be made, equal to three times the cost of the particular plan, as listed in book.

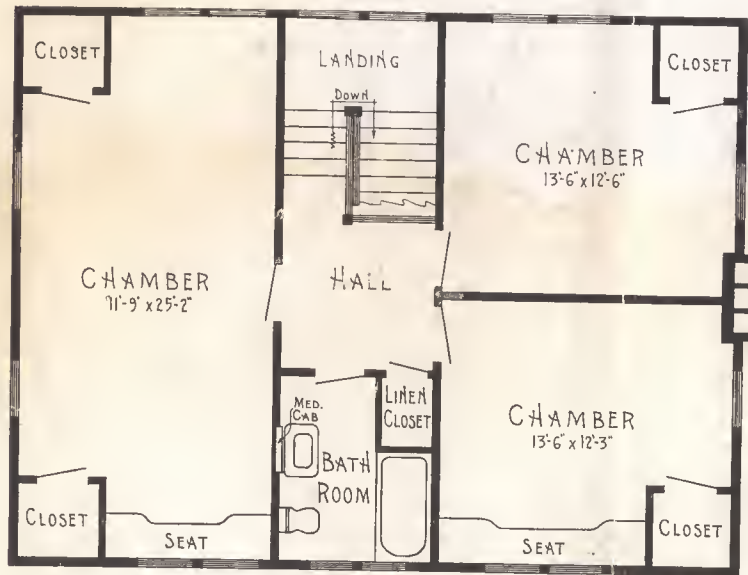
Special plans will be furnished when desired, for any kind of a structure. In cases of this kind, a tentative sketch should accompany letter, with all necessary information, and upon receipt of same, price will be quoted for drawing the special set of plans.



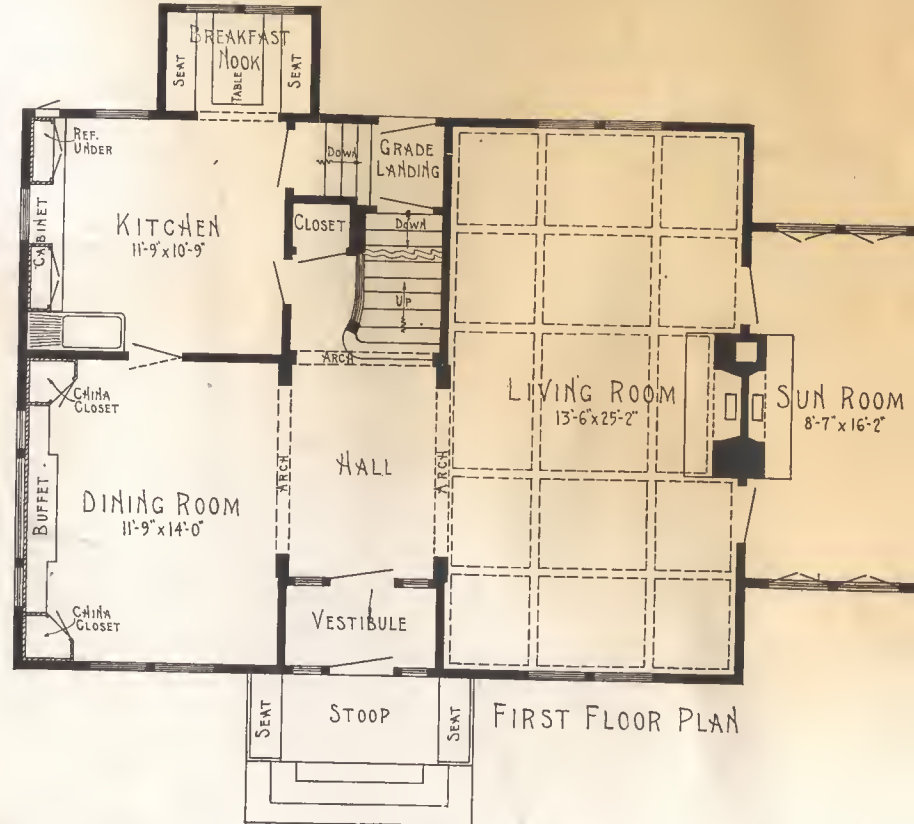
## Plan and Description for Design No. 1

THIS very modern Dutch colonial house is 34 by 26 feet, exclusive of sun room. The foundation above grade is smooth troweled. From water table to cornice, eight inch wide rustic siding or narrow 4 inch siding, or a combination of both may be used with good effect. Stained shingles are used on the side gables and front dormer. The roof is covered with green Winthrop tapered asphalt shingles. This house is a real true Dutch colonial and with proper setting, it produces a magnificent structure. The interior arrangement has a grand colonial staircase in the center hall, with arches connecting

dining room, and very large living room having beamed ceiling. A fireplace center of wall between living room and sun room and French doors on each side, with a cheerful fireplace in sun room also, and dining room with buffet and china closets, combine to make this a magnificent and beautiful interior, so suggestive of a feeling welcome and hospitality. The kitchen with cabinet having refrigerator space for outside ice and breakfast nook at rear, also grade entry leading to basement, provides everything necessary for a house of this kind. The second floor is most admirably arranged



SECOND FLOOR PLAN



FIRST FLOOR PLAN

having one very large and two smaller size chambers with closet space for each. The well lighted center hall is provided with linen closet. The bath room is exceptionally large and is equipped with built in bath tub and pedestal lavatory. The finish for this type of a house is usually birch, finished old ivory. The house is insulated on the inside of all outside walls, also second floor ceiling, with half-inch insulite, this material being used as a plaster base, thereby eliminating lath and lathing. Basement under entire house, of either poured concrete or blocks, fitted with laundry tubs, dust proof coal bin and vegetable cellar. Hot water heat with ample radiation is recommended.

Price for one complete set of plans, details, specifications and lumber list. . . . . \$27.50  
 Additional sets, each. . . . . 3.00  
 If plans are desired reversed, be sure and mention when ordering.  
 For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.  
 When ordering plans, kindly enclose remittance in full. (Postal regulations do not permit shipment of plans, parcel post C. O. D.)





Design No. 1

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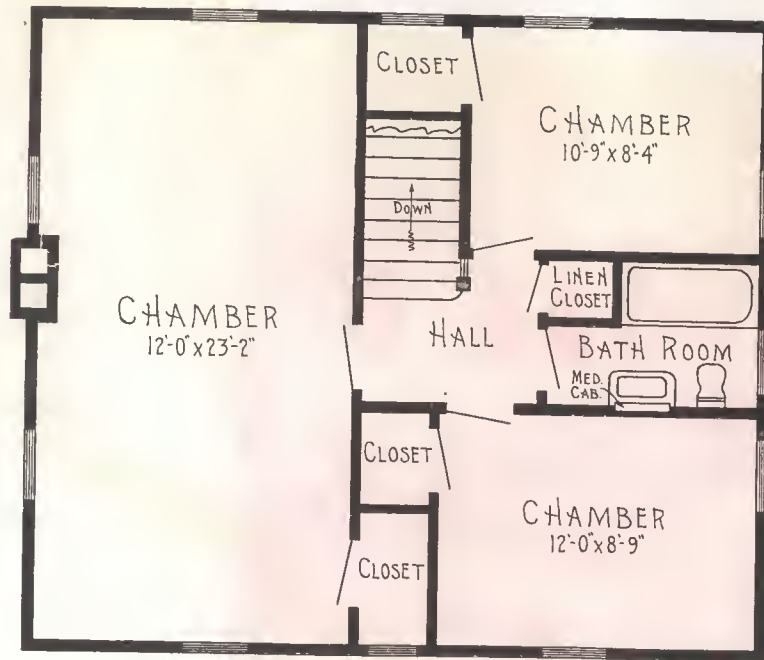
## Plan and Description for Design No. 3

THIS house is 28 by 24 feet, of the Dutch colonial type, with side porch or sun-room eliminated. It is one of the most popular designs of today and being of the dimensions above mentioned, it can readily be built on a forty foot lot. An 8 inch brick water table extends around entire house, with wide rustic lap siding above. The roof is covered with Winthrop tapered asphalt shingles. Houses of this type should be painted white, with green roof and green shutters, which is the proper color combination for this style of a home. The interior arrangement is most perfect and practical. The center hall with the living room on the left and the dining room on the right, gives an imposing effect. The spacious living room with fire-place in center of outside wall is a feature which belongs to the Colonial type houses. The windows at front and rear, also on side, gives this room a flood of light. The dining room is provided with buffet and china closets, all of which details are very unique. The kitchen with breakfast nook and built in cabinets, with refrigerator space for outside icing is very well arranged and cannot be improved upon. The grade entrance is a very practical feature. The upstairs arrangement with one

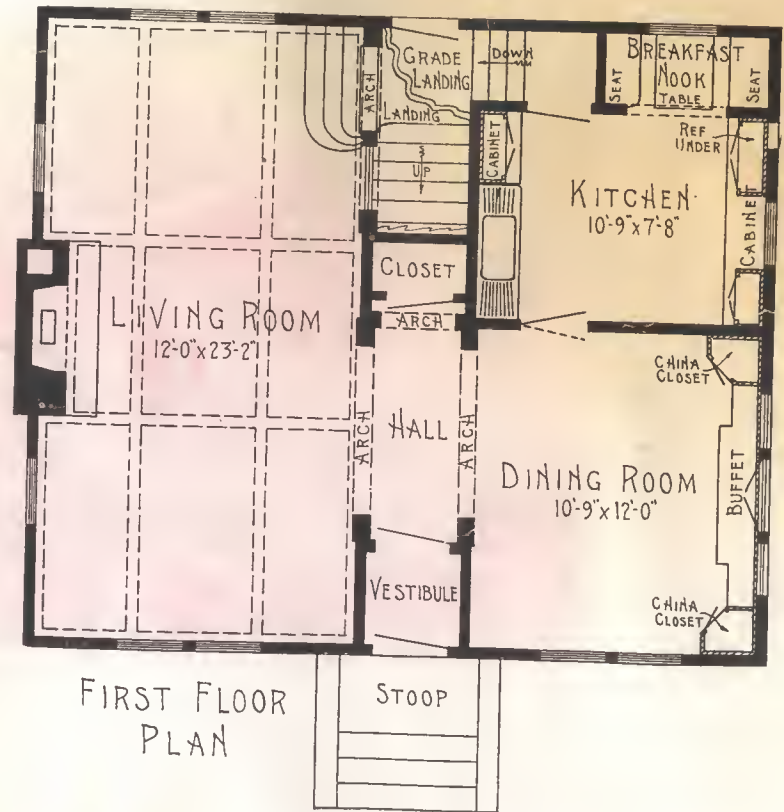
very large and two smaller bedrooms, and bathroom makes an ideal layout, every inch of space having been utilized. The finish in the Dutch colonial home is usually ivory throughout, thereby permitting the use of less expensive woodwork. Hot water heat with ample radiation is recommended. Modern plumbing fixtures with built in tub, is arranged for. In order to insure warmth and economy in fuel consumption the house should be insulated with Insulite, on the inside of all outside walls, also second floor ceilings, this insulation is used as a base for plaster and therefore eliminates the cost of lath and lathing. The basement is provided with laundry tubs and dustproof coal bin.

Price for one complete set of plans, details, specifications and lumber list. . . . . \$22.50  
Additional sets, each. . . . . 3.00

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



Design No. 3

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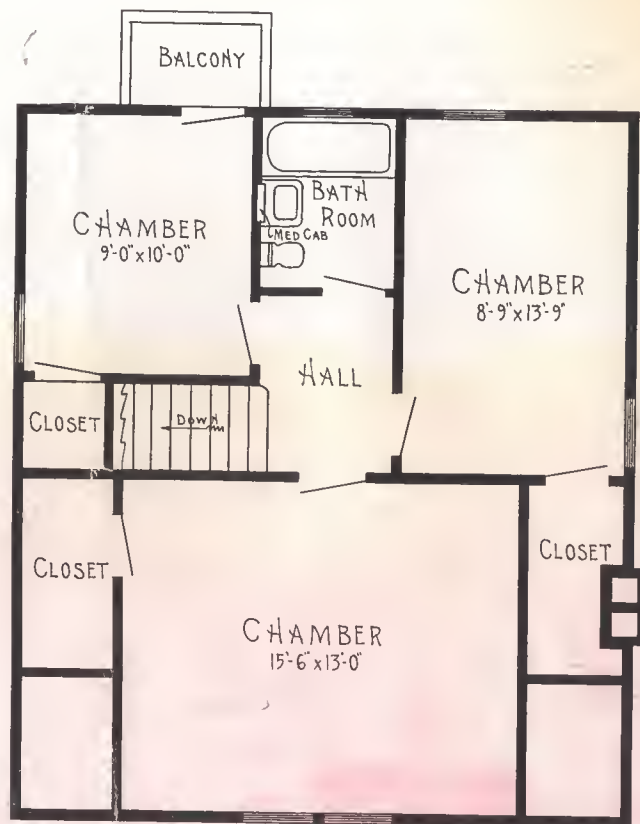
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## Plan and Description for Design No. 5

THIS semi-bungalow is 24½ by 28 feet, a very practical and universal type house. Basement under entire house of concrete blocks. Siding is used from water table to belt course, with Winthrop tapered asphalt shingles on side gables and dormers. When built in strict conformity with the plans and specifications, the exterior will be very effective. The interior arrangement is perfect in every detail. The large living room with fireplace, having book-cases on each side, the arch connecting living room and dining room, with buffet and china closets in rear of dining room, all combine to make a very cozy and attractive interior. The kitchen with combination stairway leading to second floor, also to basement, the pantry with cabinets having refrigerator space for outside icing and the breakfast nook with seats and table that can be entered from both kitchen and dining room, has made this plan very desirable and practical from every standpoint, which any housewife, upon examination of plans, will readily see. The second floor is provided with three chambers, the front chamber being exceptionally large. The closets for all chambers are of good dimensions. A balcony leading from the small chamber for airing bed clothes is an additional good feature.



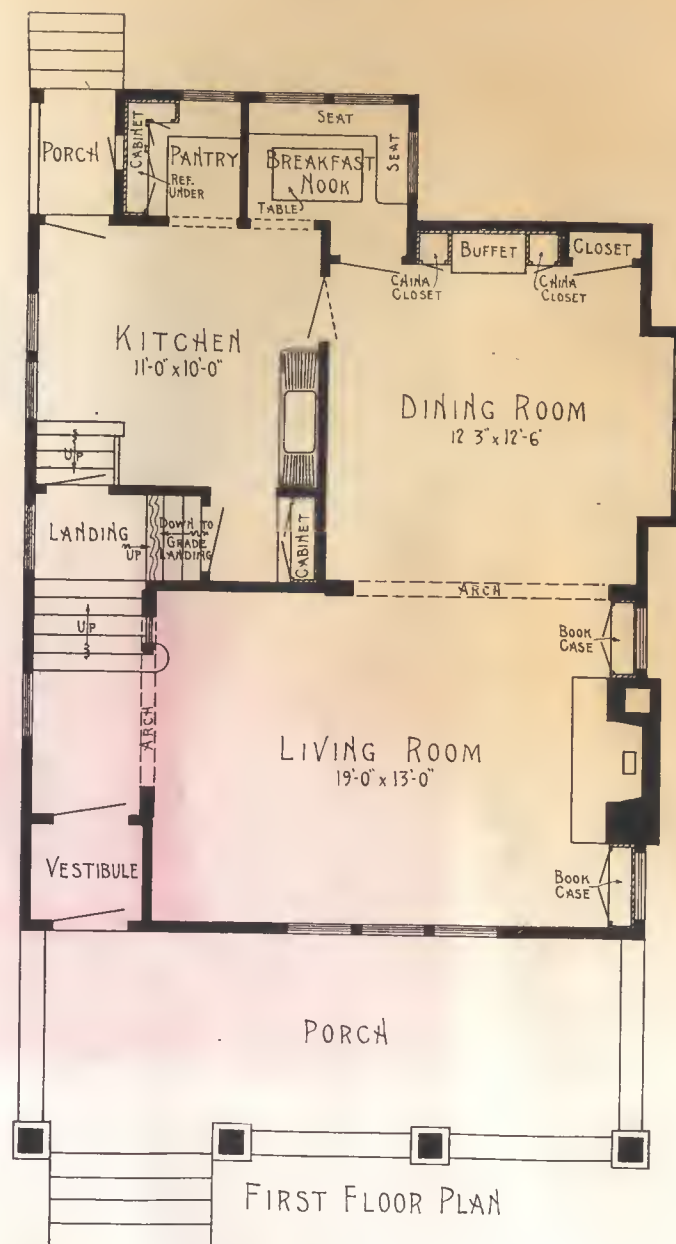
SECOND FLOOR PLAN

The finish in living room and dining room may be oak, finished old English, or birch, stained dark mahogany. The kitchen, pantry and breakfast nook should be birch, ivory finish. The second floor should be birch or fir, old ivory or white enamel, with doors stained mahogany. The house is insulated on the inside of all outside walls and second floor ceilings with Insulite, used as a base for plaster in place of lath. Laundry tubs and dust proof coal bin are provided for in basement. Hot water heat with ample radiation is recommended, also modern plumbing fixtures throughout.

Price for one complete set of plans, details, specifications and lumber list ..... \$20.00  
Additional sets, each ..... 3.00

If plans are desired reversed, be sure and mention when ordering.

For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.



FIRST FLOOR PLAN

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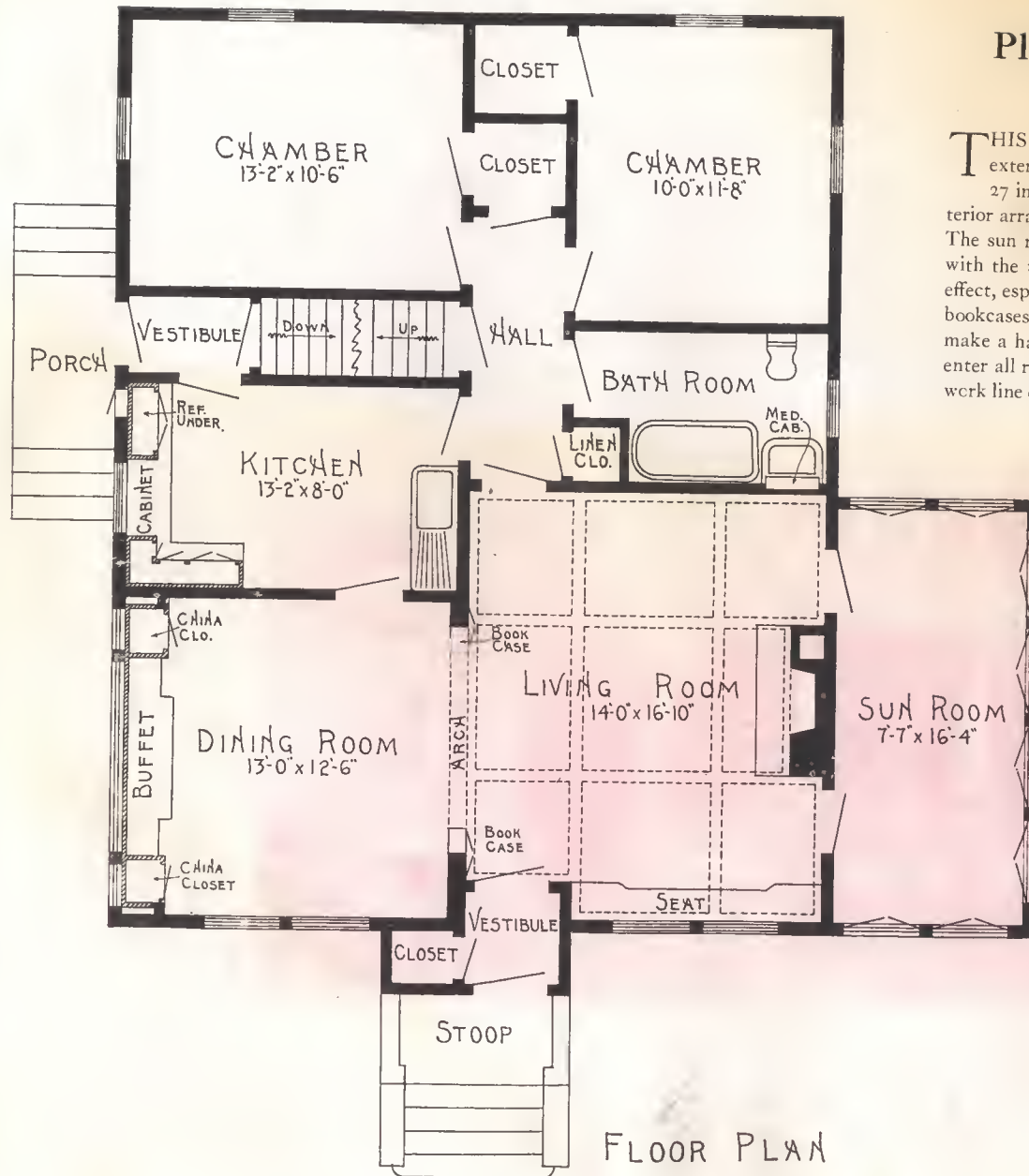


Design No. 5

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## Plan and Description for Design No. 7



FLOOR PLAN

THIS artistic bungalow is 28½ by 36 feet, exclusive of sun room. The exterior is very unique, the building has a concrete foundation with a 27 inch smooth cement water table which always keeps clean. The interior arrangement is very practical, there not being an inch of waste space. The sun room, living room and dining room are at the front of the house with the three rooms opening up into one another, giving a very beautiful effect, especially with the detailed buffet and china closets. An elliptic arch, bookcases and a fire place with French doors on each side, all work out to make a harmonious whole. There is also a center hall from which you can enter all rooms, making it very convenient for the housewife. In the wood-

work line everything is flat surface, square edge and one panel doors throughout, thereby eliminating all beads, grooves and crevices for dust and dirt. The interior finish can be made either oak or birch or both, but this fact should always be borne in mind, and that is that your woodwork should either be very dark or very light, such as dark mahogany, if birch, old English, if oak, and if light woodwork is desired, old ivory. On birch, which is now the predominating style, a sharp contrast must always exist between the woodwork and wall decorations. The house is warm and substantially built, using half-inch insulite, as a plaster base, on the inside of all outside walls, including ceiling. Winthrop tapered asphalt shingles are used on the side gables and roof. The floors are oak and maple with tile floor in bathroom. There is a laundry, vegetable cellar and dust proof coal bin in basement. The electric wiring provides for base connections in various rooms for vacuum cleaner. There are storm sash and pearl wire screens for all windows. The kitchen is provided with kitchen cabinet with drawers and cupboard bins, including refrigerator space for outside icing. There is also a linen closet with drawers and shelves and a medicine cabinet in the bathroom. Hot water heat is recommended.

Price for one complete set of plans, details, specifications and lumber list for this design ..... \$25.00  
Additional sets, each ..... 3.00  
If plans are desired reversed, be sure and mention when ordering.

For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.



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Design No. 7

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## Plan and Description for Design No. 9

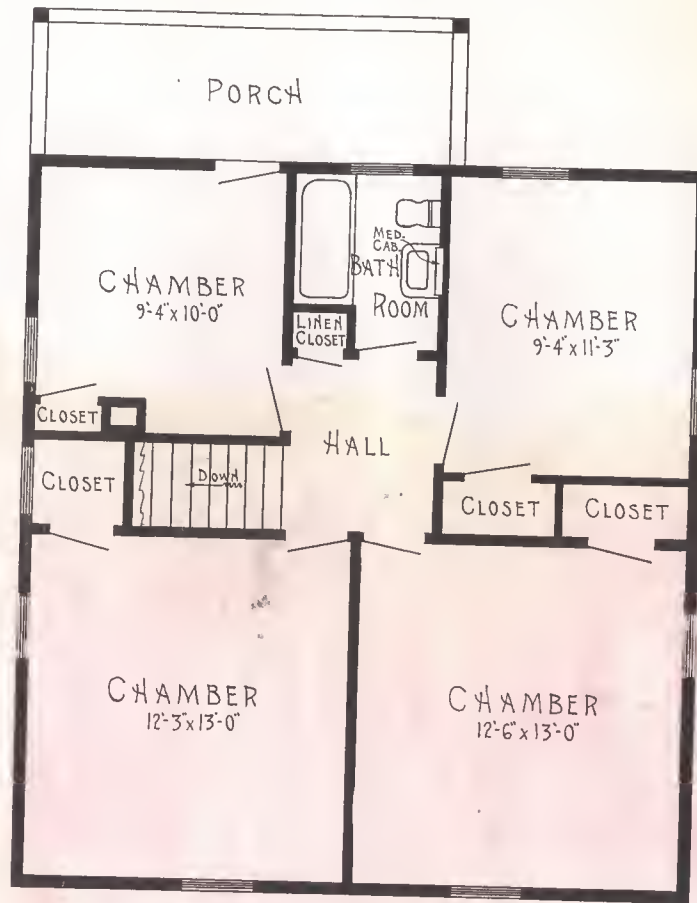
THIS house is 26 by 28 feet, of the square type, so much in demand on account of its economy in construction and possibilities of accomodating a large size family, and still not covering an excessive ground area. Basement under entire house with cement block foundation. The exterior from water table to belt course is four inch cedar siding with shingles above. The roof is covered with Winthrop tapered asphalt shingles. The interior is very well arranged and spacious, having a large living room with book-case arch between living room and dining room, buffet and china closets at rear of dining room and door leading to pantry or breakfast nook, which can be used for either or both purposes, being connected with kitchen which is very large and accessible to rear lobby, and combination stairway leading to second floor and basement. The second floor has four chambers with closets provided for each and a porch or veranda, for airing bed clothing. The finish in living room

and dining room may be oak, finished old English or birch, stained dark mahogany. The kitchen and pantry or breakfast nook can be white enamel or ivory. The second floor should be birch or fir, finished old ivory or white enamel, with doors stained mahogany. The house is insulated on the inside of all outside walls, and second floor ceilings, with Insulite, used as a base for plaster in place of lath. Laundry tubs and dust proof coal bin are provided for in basement. Hot water heat with ample radiation is recommended, also modern plumbing fixtures throughout.

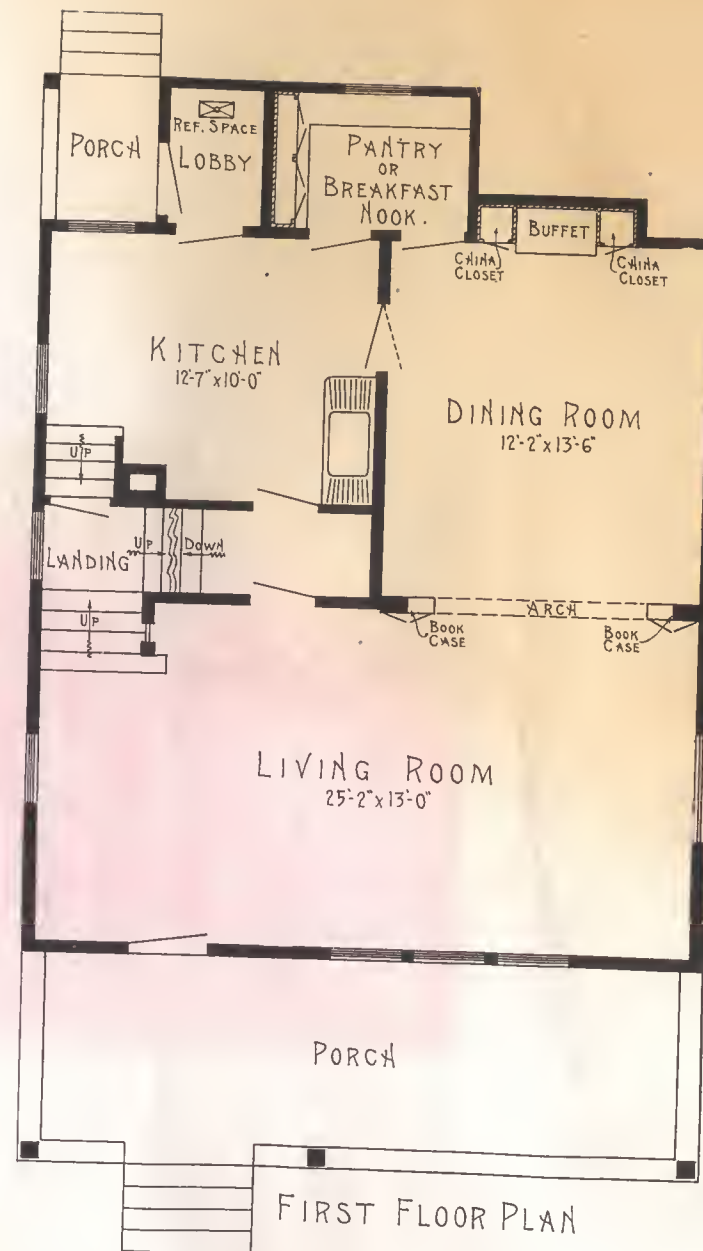
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



Design No. 9

1857-27



## Plan and Description for Design No. 11

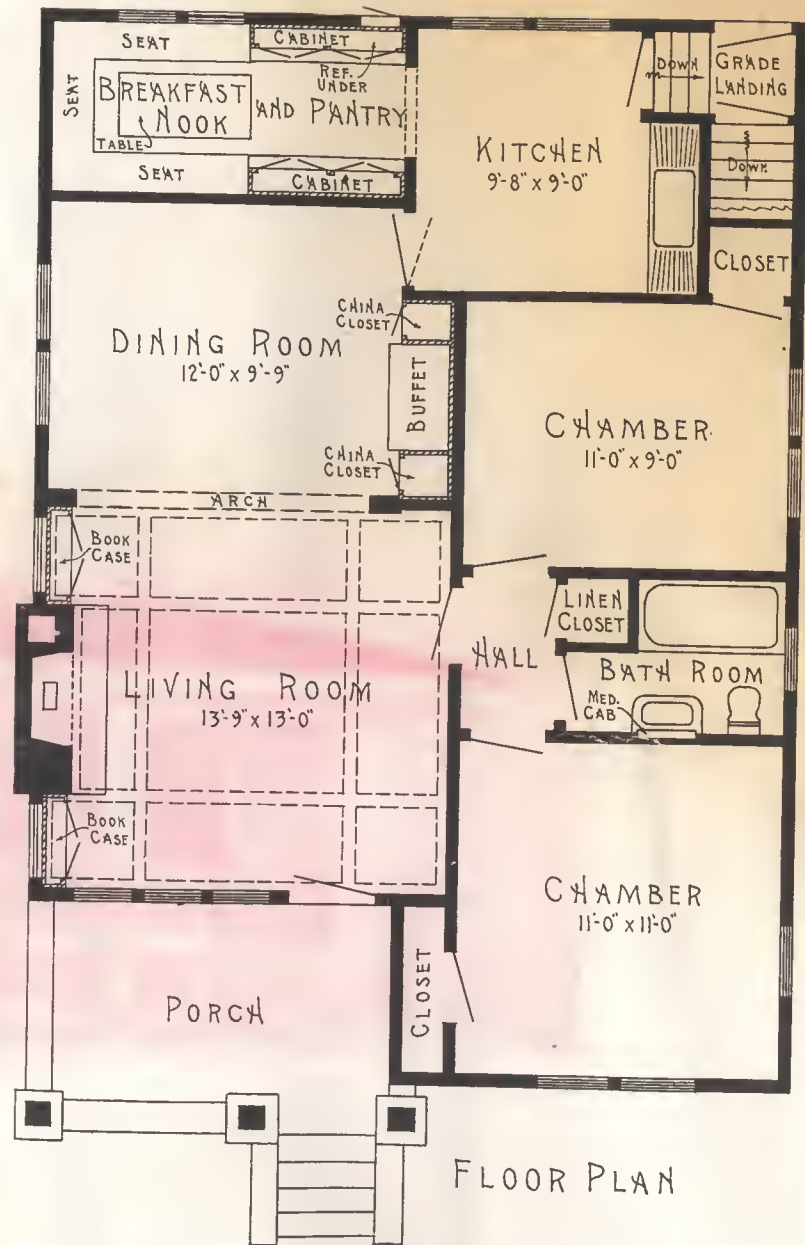
THIS bungalow, size 26 by 36 feet, including porch, is artistic and yet simple in construction. Basement under entire house, either of poured concrete or cement blocks. The exterior is of narrow siding from grade line to belt course with shingles in the gables. The roof is covered with Winthrop tapered asphalt shingles. A great deal has been accomplished in the interior planning of this bungalow, considering the size and number of rooms as compared to the ground area. The plan speaks for itself. The breakfast room and pantry is one of the features that has been embodied in this plan. The interior arrangement is very practical and presents a beautiful appearance. The living room with fireplace, having book-cases on each side, beamed ceiling, with arch between living room and dining room, the latter room being provided with a handsomely designed buffet with china closets. The center hall leading from living room and connecting chambers and bathroom gives a privacy so much desired in bungalow construction. The finish in living room and dining room can be oak, finished old English, or birch, stained mahogany. The hall, chambers, bath, kitchen, breakfast nook and pantry should be finished old ivory with mahogany stained doors. The house is insulated on the inside of all outside walls, also ceiling, with half-inch insulite, used as a plaster base, thereby eliminating lath and lathing. Hot water heat is recommended, also modern plumbing fixtures, including built in bath tub. Laundry tubs and dust proof coal bin are provided for in basement. Price for one complete set of plans, details, specifications and lumber

list. .... \$17.50

Additional sets, each. .... 3.00

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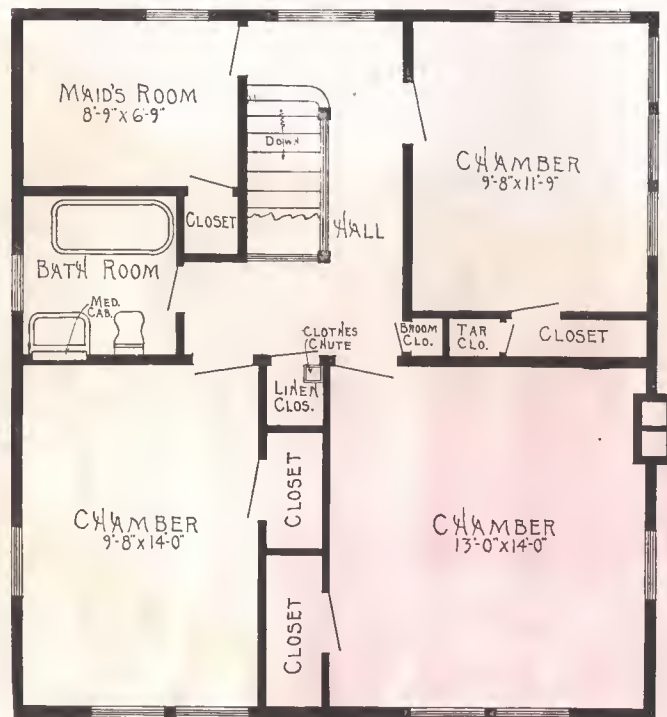
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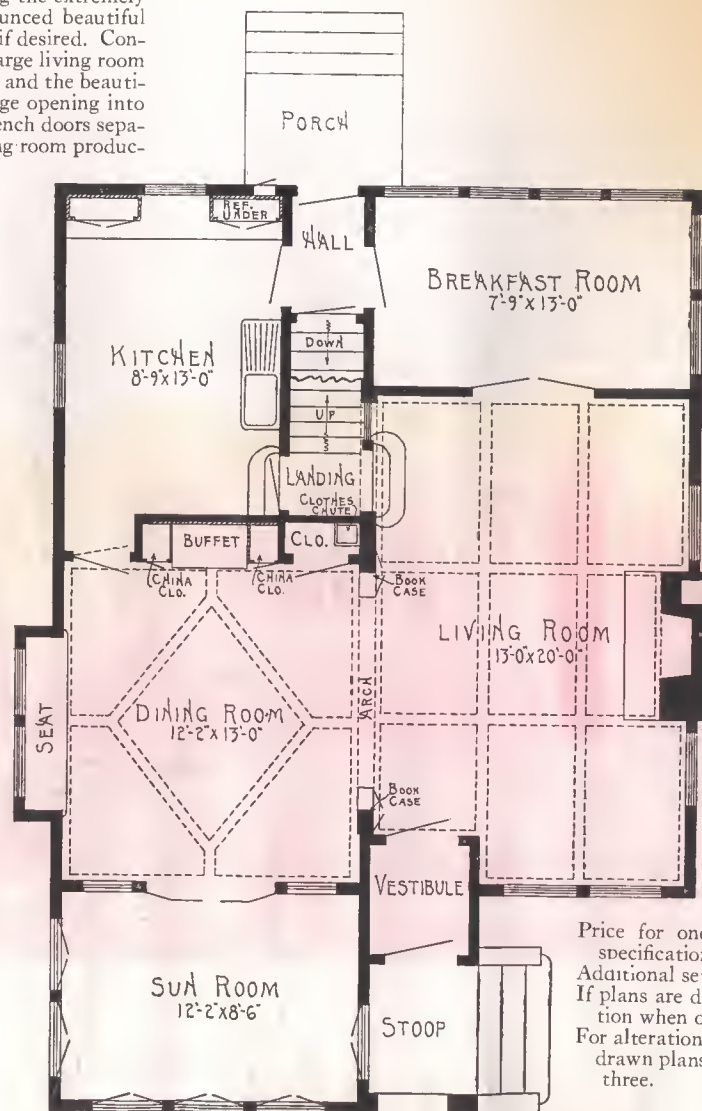


## Plan and Description for Design No. 15

THIS house is 26½ by 29 feet, of modern Spanish architecture, having the extremely wide eaves with Spanish rolled tile roof, which gives it that pronounced beautiful effect. Winthrop tapered asphalt shingles can be used in place of tile if desired. Considering its ground area, the interior arrangement is most exquisite. The large living room with a fireplace and breakfast room at the rear, separated by French doors, and the beautiful Gothic arch and stair arch which detail is very harmonious, with a large opening into the dining room, with buffet and china closets, sun room with accordian French doors separating dining room and sun room, also paneled Dutch window seat in dining room produc-



SECOND FLOOR PLAN



FIRST FLOOR PLAN

es a most gorgeous interior effect. The combination stairs leading from the kitchen is also a feature of this plan. Oak, finished old English, or birch stained mahogany, can be used in the living room and dining room, but the sun room and breakfast room should be finished in birch ivory finish, the kitchen in white enamel. The second floor arrangement is most commodious having all manner of conveniences, such as clothes chute, linen closet, broom closet, tar closet and ample closet space for all chambers, the entire floor being finished in birch white enameled, with mahogany stained, one panel doors. The basement arrangement is very complete, having all modern necessary requirements. The exterior has a cement water table, 27 inches high and a belt course troweled to imitate Bedford stone, remainder of house, including underside of eaves is stucco. The inside of all outside walls, including second floor ceiling is insulated with half-inch Insulite, used as a plaster base, in place of lath. Hot water heat is recommended.

Price for one complete set of plans, details, specifications and lumber list..... **\$27.50**  
Additional sets, each..... **3.00**  
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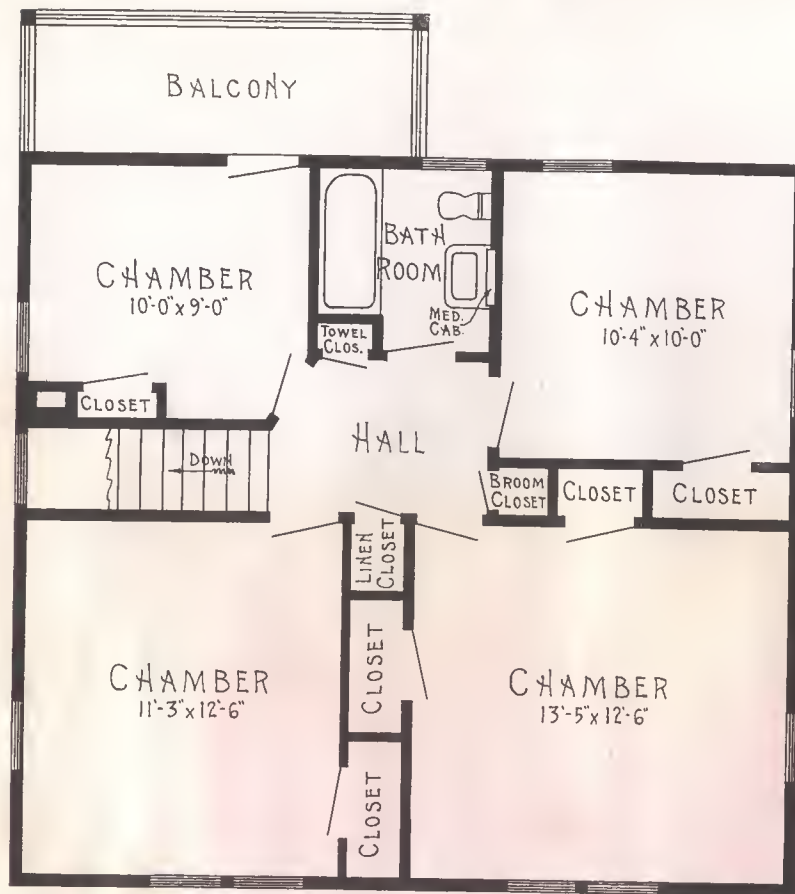




Design No. 15

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# Plan and Description for Design No. 17



SECOND FLOOR PLAN

THIS house is 28 by 26 and is a standard and practical design. The exterior is siding from water table to belt course and shingles above. The roof is covered with red Winthrop tapered asphalt shingles. The interior with reception hall, large living room and dining room is very well arranged. The kitchen with cabinet, having refrigerator space for outside icing, breakfast nook, rear porch, also grade entry leading to basement and outside, embodies all modern and practical conveniences. The second floor arrangement is most perfect, there being four chambers, each with closets, and all connecting with center hall, which is provided with linen closet, broom closet and towel closet. There is also a balcony with door leading from rear chamber, for the purpose of airing bedclothes. The finish in reception hall, living room and dining room can be of oak, finished old English, or birch, stained mahogany. The finish in balance of the house can be birch or fir, finished, ivory or white enamel, with doors stained dark mahogany. The house is insulated on the inside of all outside walls, also second floor ceiling, with insulate, used as a plaster base. Basement under entire house, of concrete blocks, provided with laundry tubs and dust proof coal bin. Hot water heat is recommended.

Price for one complete set of plans, details, specifications and lumber list. \$22.50  
Additional sets, each 3.00

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FIRST FLOOR PLAN



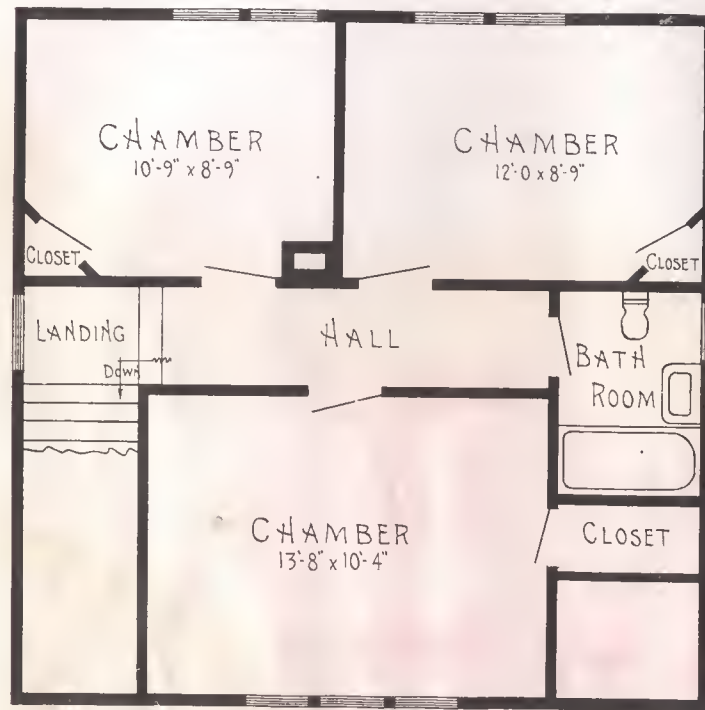
Design No. 17

*House No. 17*



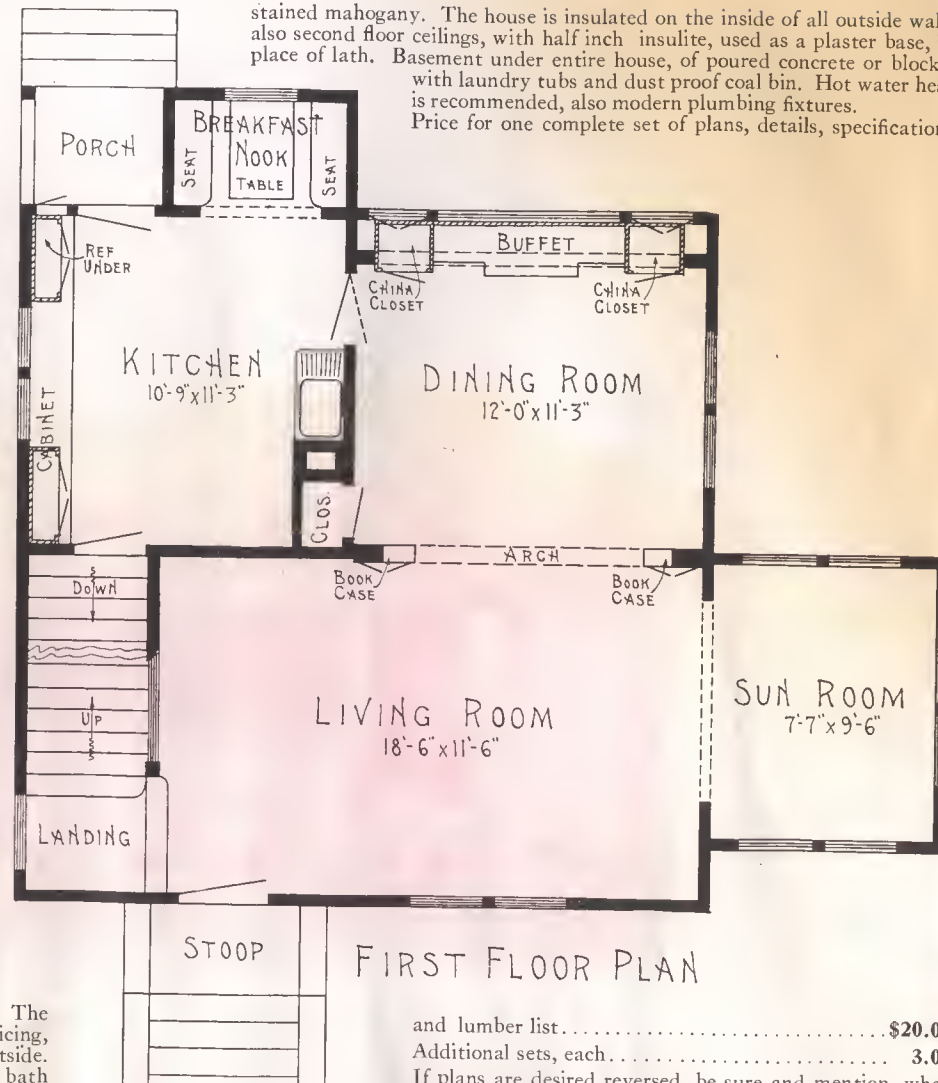
## Plan and Description for Design No. 19

THIS house, of the semi-bungalow type is 24 by 24 feet, exclusive of sun room, and is a distinctive design, at the same time simple in construction. Brick is used from the grade to water table, with narrow siding to belt course and shingles in the gables and dormer, Winthrop tapered asphalt shingles being used on the roof. Considering the ground area of this home, a most perfect arrangement has been accomplished, with large living room and cased opening to sun room, book-case arch leading to dining room,



SECOND FLOOR PLAN

having buffet and china closets, all combine to make a comfy and homelike interior. The kitchen is very well arranged, having cabinet with refrigerator space for outside icing, breakfast nook, rear porch and door to grade landing, leading to basement and outside. There are three chambers on the second floor, all connected to center hall, leading to bath room. The finish in living room, and dining room may be oak, finished old English, or birch, stained mahogany or old ivory. The sun room should be finished in birch, old ivory. The balance of the house may be birch or fir, white enamel finish, with doors



FIRST FLOOR PLAN

stained mahogany. The house is insulated on the inside of all outside walls also second floor ceilings, with half inch insulite, used as a plaster base, in place of lath. Basement under entire house, of poured concrete or blocks, with laundry tubs and dust proof coal bin. Hot water heat is recommended, also modern plumbing fixtures. Price for one complete set of plans, details, specifications

and lumber list . . . . . \$20.00  
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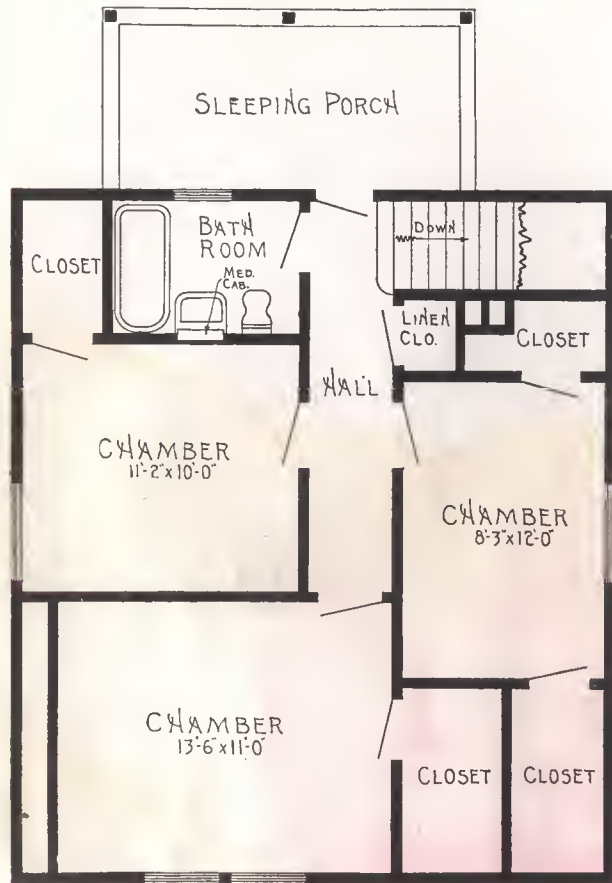
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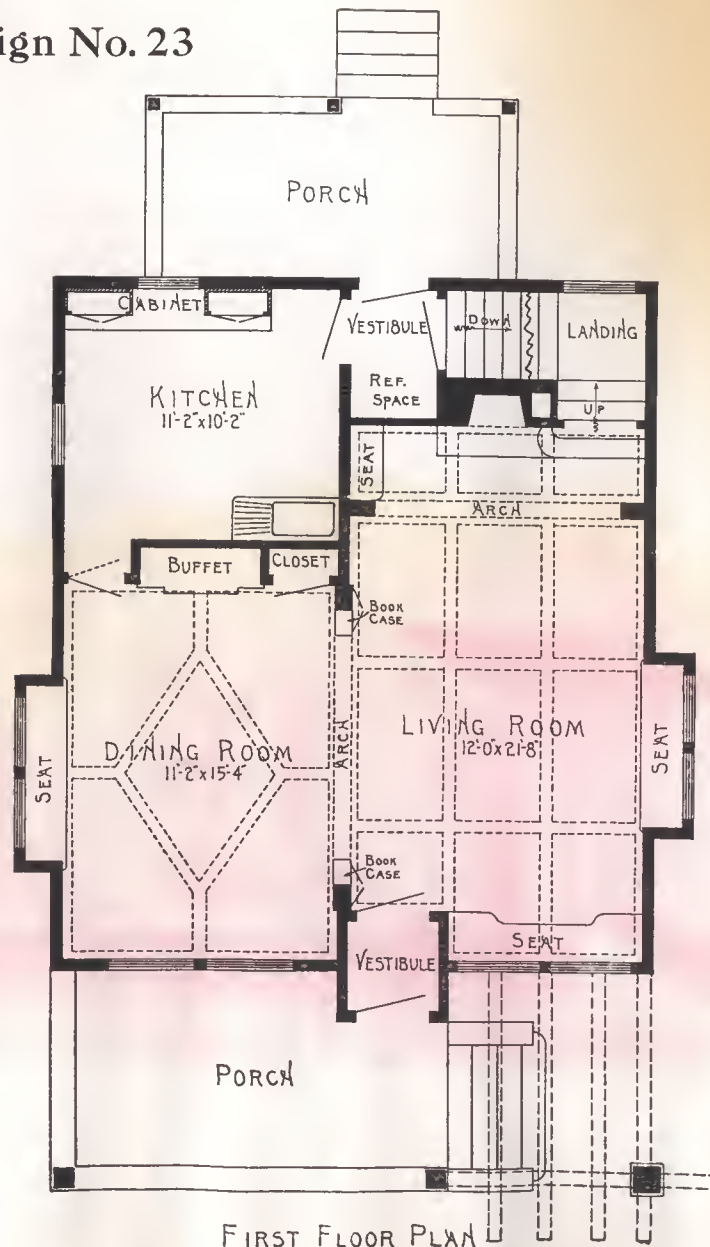


Design No. 19

## Plan and Description for Design No. 23



SECOND FLOOR PLAN



FIRST FLOOR PLAN

THIS artistic semi-bungalow is 24½ by 28 feet.

The exterior effects are very striking. The plans provide for a 27-inch cement water table extending around the entire house, with stucco above and to belt course. Winthrop tapered asphalt shingles are used on the side gables, also on roof. The interior arrangement is very unique and cozy, having many of the features embodied in the larger magnificent homes, such as beamed ceiling in living room and dining room with a massive Gothic book case arch separating these two rooms, built in special detail buffet with china closets, fireplace, etc. Full height ceilings are provided for on second floor. The house is insulated on the inside of all outside walls including second floor ceiling, with half inch insulite, used as a plaster base, in place of lath. Hot water heat is recommended.

Price for one complete set of plans, details, specifications and Lumber List for this design . . . . . \$20.00

Additional sets, each . . . . . 3.00

If plans are desired reversed, be sure and mention when ordering.

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*L. L. Lush*



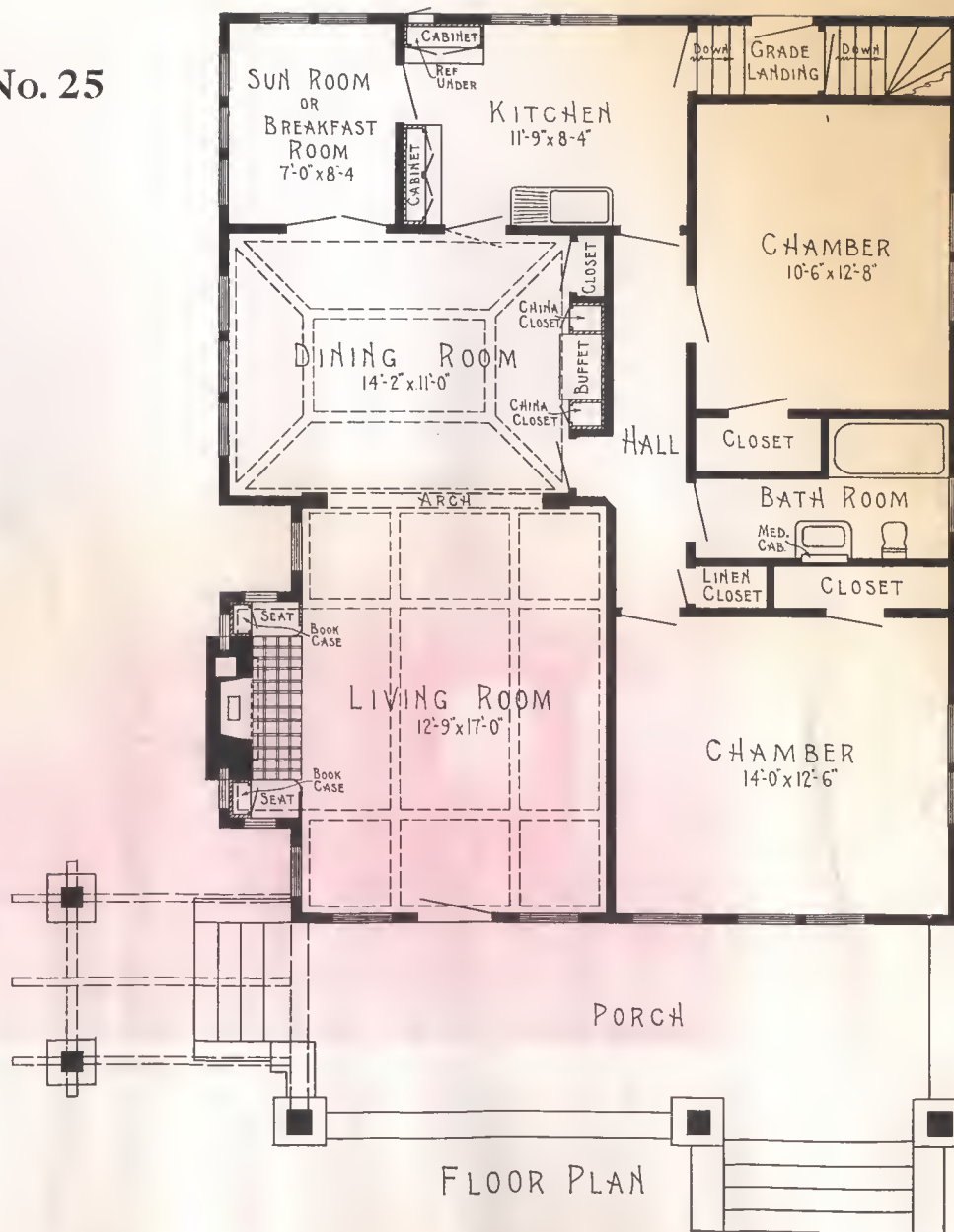
Design No. 23

## Plan and Description for Design No. 25

THIS Southern California style bungalow, the extreme dimensions of which is 31 by 38 feet, is a home of rare beauty and style and is better illustrated by the picture, than can be described. A brick water table extends around entire base of house, with stucco above and Winthrop tapered asphalt shingles on the roof. The interior arrangement is all that the word magnificent implies. The large living room with nooked fireplace, having bookcases and seats on each side, beamed ceiling, Gothic arch between living room and dining room, the latter mentioned room having beamed ceiling and special designed buffet with china closets, with French doors leading into sun room or breakfast room, give a most superb and practical arrangement. The center hall connecting dining room, kitchen, chambers and bath room, is a very convenient feature. The chambers are of exceptional size and are provided with ample closet space. The kitchen arrangement is ideal, having door leading to breakfast room, also to grade landing, leading to basement and outdoors. The finish in living room and dining room should be oak, finished old English, or birch, stained mahogany or old ivory. The balance of the house should be finished in birch, old ivory or white enamel, with doors stained dark mahogany. The inside of all outside walls, including ceiling, is insulated with half-inch Insulite used as a plaster base, thereby eliminating the use of lath and lathing. Basement of poured concrete or blocks, under entire house, equipped with laundry tubs, dust proof coal bin and vegetable cellar. Hot water heat with ample radiation is recommended, also modern plumbing fixtures throughout, including built in tub, and pedestal lavatory.

Price for one complete set of plans, details, specifications and lumber list. . . . . \$30.00  
Additional sets, each . . . . . 3.00

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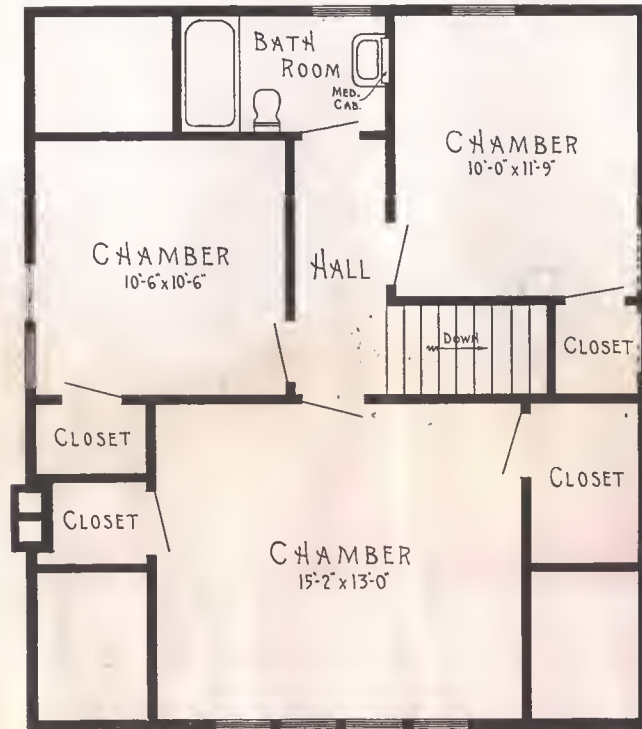


Design No. 25



## Plan and Description for Design No. 27

THIS magnificent semi-bungalow is 26 by 30 feet. A 24 inch brick water table extends around entire house with stucco above. Winthrop tapered asphalt shingles are used on the roof. This design is without question a peer in semi-bungalow construction and when built in strict conformity with the plans and specifications will produce a structure beautiful in appearance and difficult to excel. The interior arrangement is most admirable, both for effectiveness and practicability. The large living room with beamed ceiling, fireplace with book case on each side, Gothic stair arch, and Gothic arch between living room and dining room, buffet and china closets and window seat in dining room, and French doors leading to breakfast room and pantry, all combine to make a very harmonious whole. The



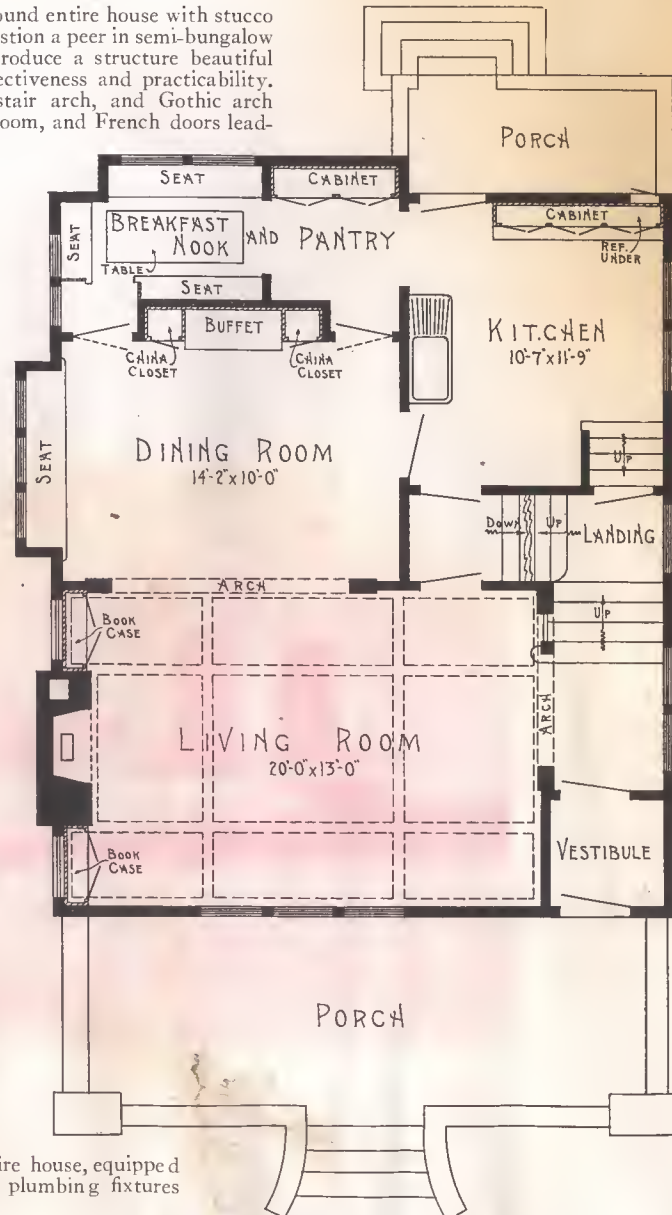
SECOND FLOOR PLAN

kitchen with the combination stairway leading upstairs, to basement and the outside, also cabinet with refrigerator space for outside icing, and a rear porch, embodies all the features that a housewife could desire. The second floor is very well planned, having three chambers with ample size closets. The finish for living room and dining room may be oak, finished old English, or birch stained to imitate mahogany. The remainder of house should be finished in birch, old ivory, with doors stained mahogany. The inside of all outside walls, including second floor ceilings, is insulated with half-inch Insulite, used as a base for plaster and eliminating the use of lath and lathing. Basement, poured or block concrete, under entire house, equipped with laundry tubs and dust proof coal bin. Hot water heat with ample radiation, also modern plumbing fixtures including built in bath tub, is recommended.

Price for one complete set of plans, details, specifications and lumber list. . . . . \$25.00  
Additional sets, each. . . . . 3.00

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FIRST FLOOR PLAN

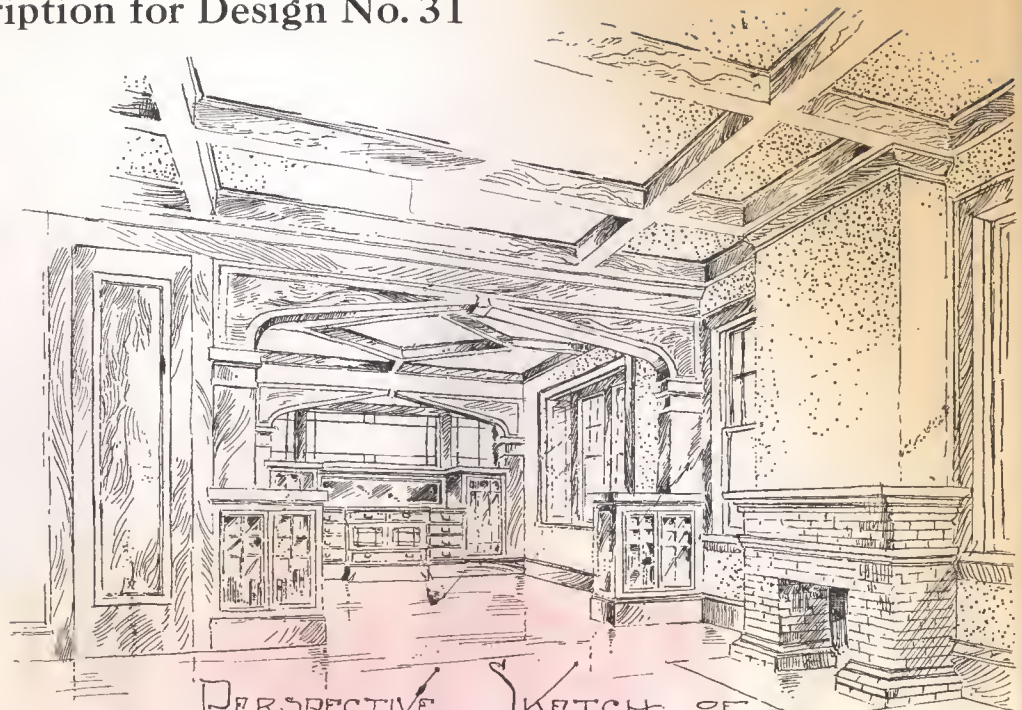
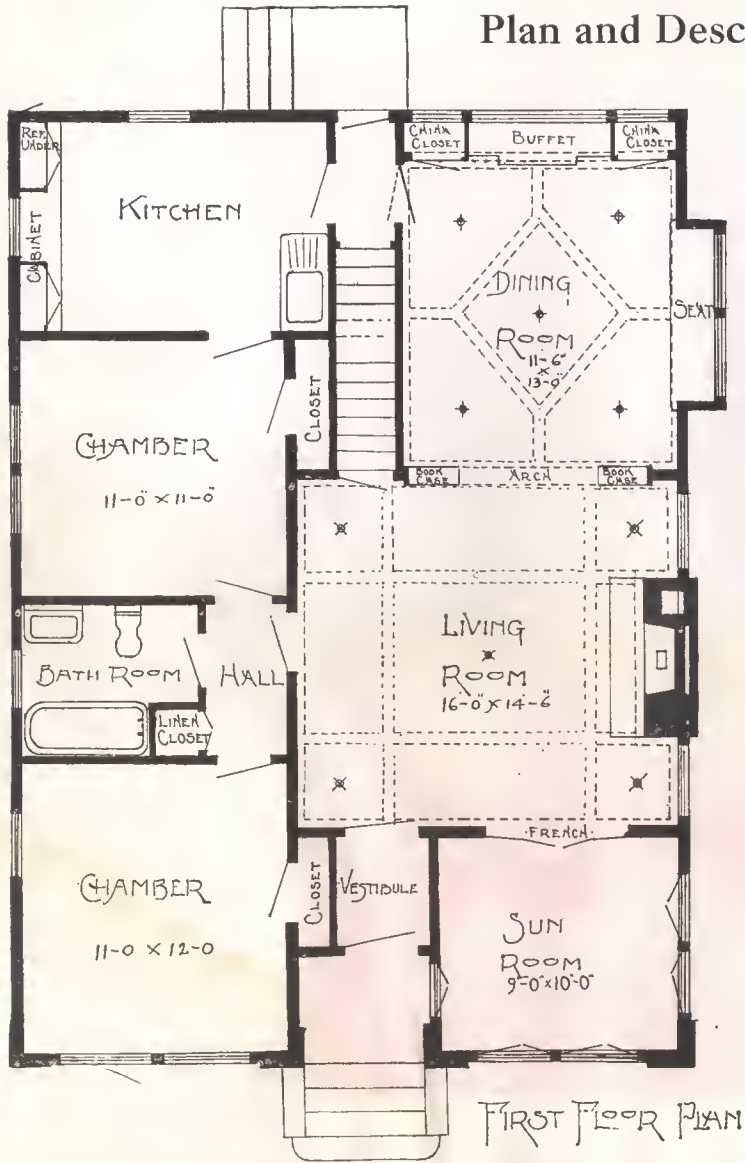


Design No. 27

8 20, 7/1



## Plan and Description for Design No. 31



PERSPECTIVE SKETCH OF  
LIVING AND DINING  
ROOM

THIS artistic bungalow is 28 by 40 feet, and for the housewife who wants all the rooms on one floor, it is hard to surpass, both as to practical arrangement of rooms and interior and exterior effect. A concrete foundation extends under the entire house. There is a 27-inch cement water table around the

base of the building which always keeps clean and white. Stucco is used from the water table to the belt course and Winthrop tapered, brown asphalt shingles on side gables, with green asphalt shingles on the roof. The sun room in front has French accordin doors between it and the living room. There is a fireplace and beamed ceilings in the living room and a heavy Gothic arch and bookcases between the living room and dining room. The buffet covers the entire rear wall of dining room. A Dutch window seat with panel soffit and sides, also a diamond-shaped beamed ceiling are in the dining room. The sun room should be birch finished old ivory. The living room and dining room can have birch finish, either old ivory or dark mahogany, and if oak finish is used, old English. The kitchen of birch, white enameled, has a kitchen cabinet, with built-in refrigerator for outside icing, also odor flue from gas stove to top of roof. The chambers, hall and bathroom are of birch finish with mahogany stained doors. There is a tile floor in the bathroom, a medicine cabinet with mirror, and one chamber door has full length mirror. The house is wired for electric light with base sockets for vacuum cleaner. Modern plumbing fixtures including laundry tubs are in the basement, also dust-proof coal bin and vegetable cellar with shelves and bin. The house is insulated on the inside of all outside walls, including ceiling, with half-inch insulite, used as a plaster base, in place of lath. The house can be heated with hot water or hot air.

Price for one complete set of plans, details, specifications and lumber list ..... \$20.00

Additional sets, each ..... 3.00

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Design No. 31

## Plan and Description for Design No. 33

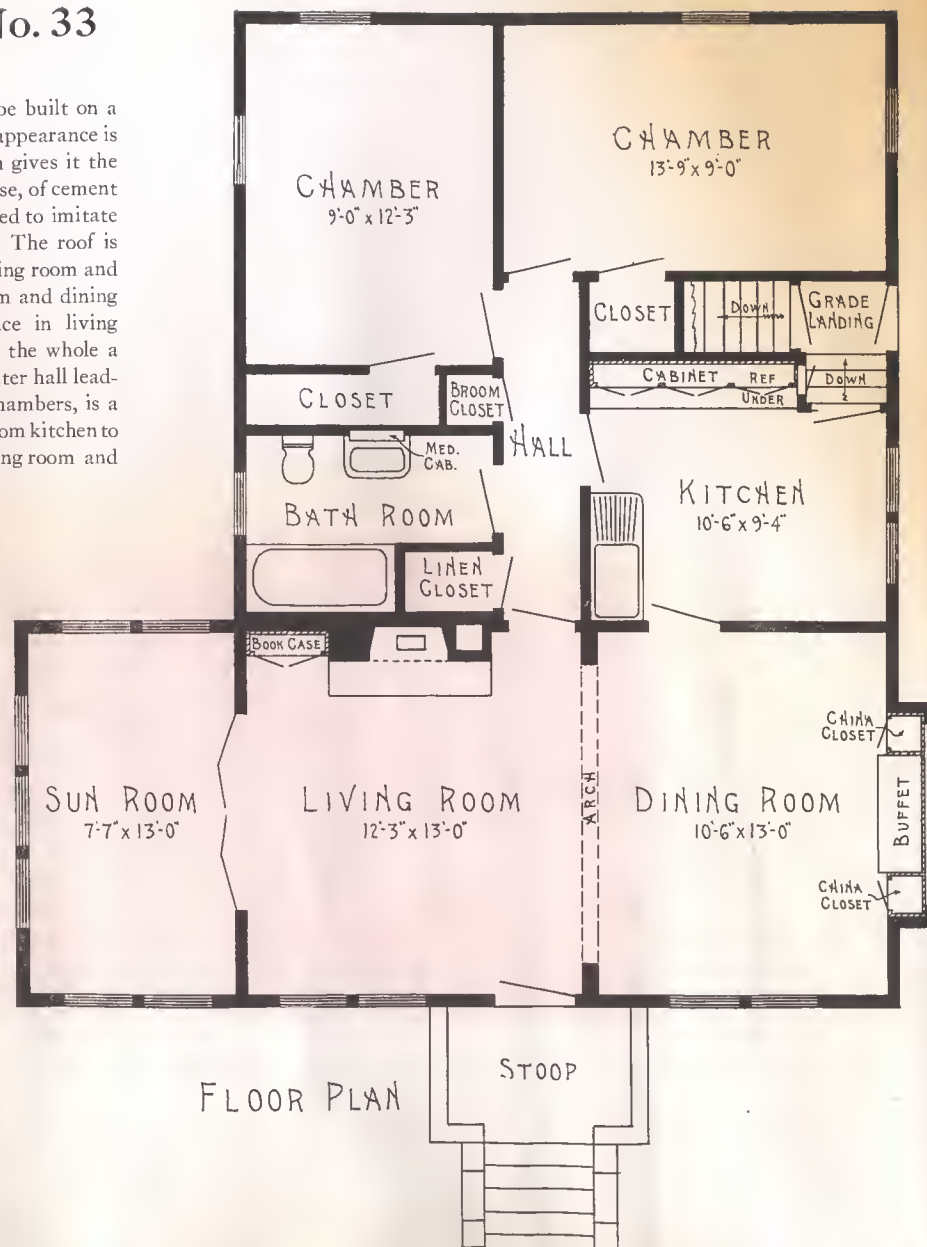
THIS bungalow is 24 by 36 feet, exclusive of sun room and can be built on a forty foot lot. Although very simple in construction, the exterior appearance is very unique and striking, owing to the broad front effect, which gives it the appearance of being larger than it really is. Basement under entire house, of cement blocks or poured concrete, with a 27 inch water table, smooth troweled to imitate Bedford stone, with stucco above, including under side of cornice. The roof is covered with Winthrop tapered asphalt shingles. The living room, dining room and sun room extending across entire front, with arch between living room and dining room and French accordion doors connecting sun room, fire place in living room with book case, buffet and china closets in dining room, gives the whole a palatial appearance very seldom found in a house of this size. The center hall leading from living room and connecting bath room, kitchen and both chambers, is a very practical and convenient arrangement. A grade entrance leading from kitchen to the outside, also to basement is another very practical feature. The living room and dining room may be finished in oak, old English, or birch, stained dark mahogany. The sun room should have birch, finished old ivory or French gray. The hall, chambers, bath and kitchen should be of birch, finished in old ivory, with mahogany stained doors. The inside of all outside walls, including ceiling, is insulated with half inch insulite, as a base for plaster, thereby making lath and lathing on that portion unnecessary and insuring warmth and durability. The basement is provided with laundry tubs, dust proof coal bin and vegetable cellar. Hot water heat and modern plumbing fixtures, including built in bath tub is recommended.

Price for one complete set of plans, details, specifications and lumber list . . . . . \$17.50

Additional sets, each . . . . . 3.00

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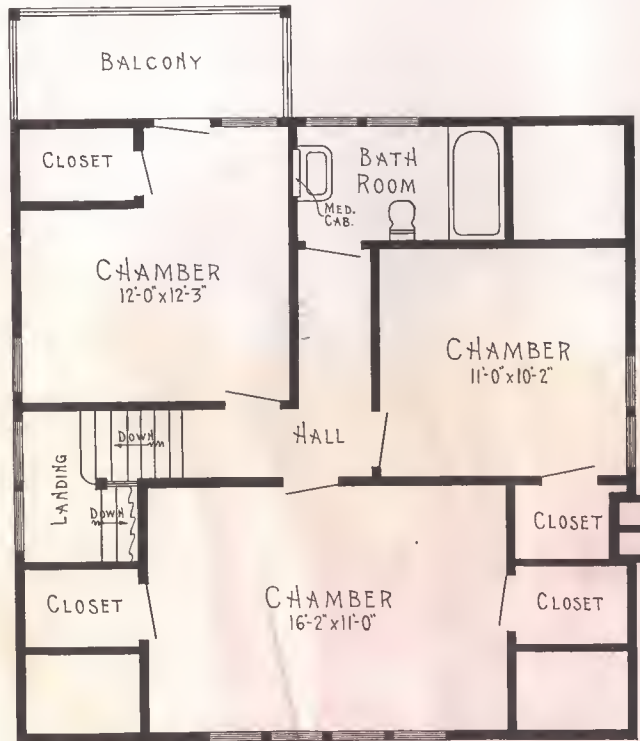
Design No. 33



## Plan and Description for Design No. 35

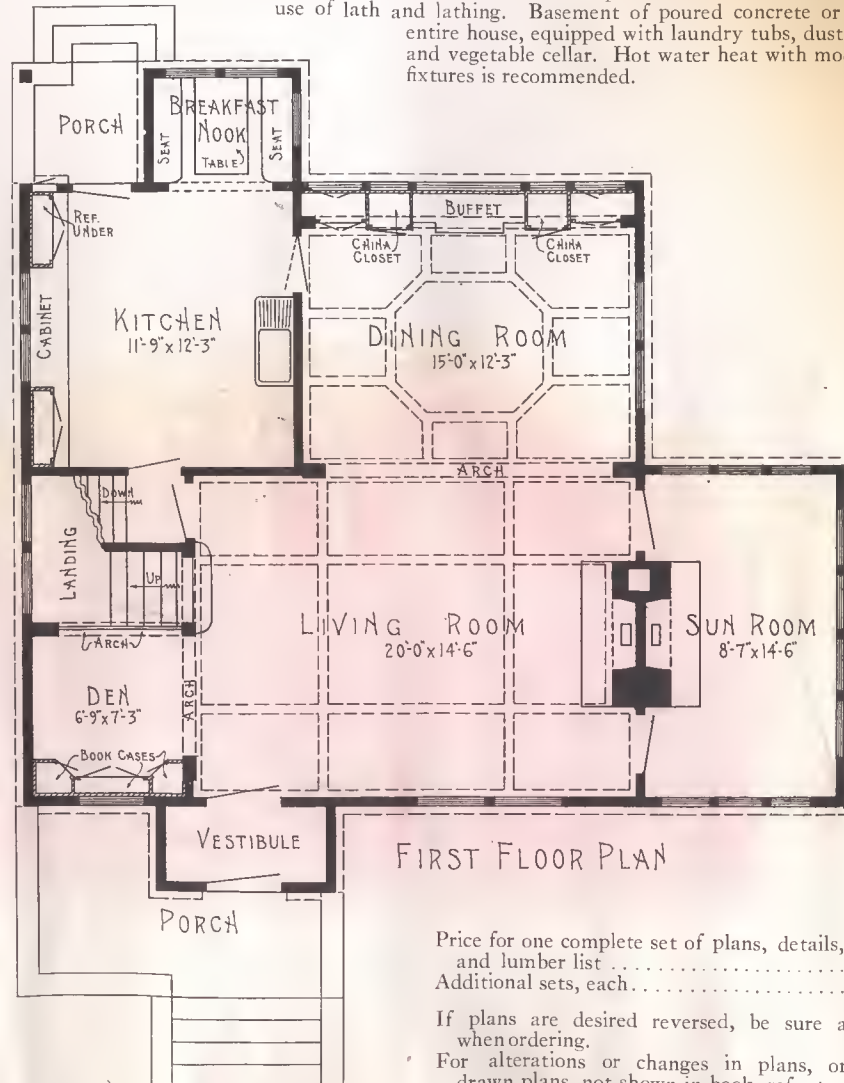
THIS house is 28 by 28 feet, exclusive of sun room, and is of the English colonial design. The construction is of brick from grade line to underside of first floor windows, with stucco above, and Winthrop tapered asphalt shingles on the roof, giving that stately appearance so greatly desired but seldom obtained. Upon entering this home, one is immediately impressed with the grandeur of the interior, the large living room with beamed ceiling, fireplace, with French doors on each side leading to

dining room and den is birch stained mahogany. The balance of the house is finished in birch, old ivory, with mahogany stained doors. The house is warm and substantially built, being insulated on the inside of all outside walls, including second floor ceilings, with insulite. This material is used as a plaster base and therefore eliminates the use of lath and lathing. Basement of poured concrete or blocks, under entire house, equipped with laundry tubs, dust proof coal bin and vegetable cellar. Hot water heat with modern plumbing fixtures is recommended.



SECOND FLOOR PLAN

sun room, Gothic arch leading to dining room, the beautifully designed buffet and china closets in dining room and the Gothic arch leading to staircase and library or den, all combine to make this room arrangement most perfect. The kitchen is ample and well arranged, having cabinet with refrigerator space for outside icing, also a light and cheerful breakfast nook adjoining. Three chambers, each with good size closets are provided for on second floor, the rear chamber having door leading to balcony, which can be used for airing bedclothes. The finish in living room



FIRST FLOOR PLAN

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Additional sets, each ..... 3.00

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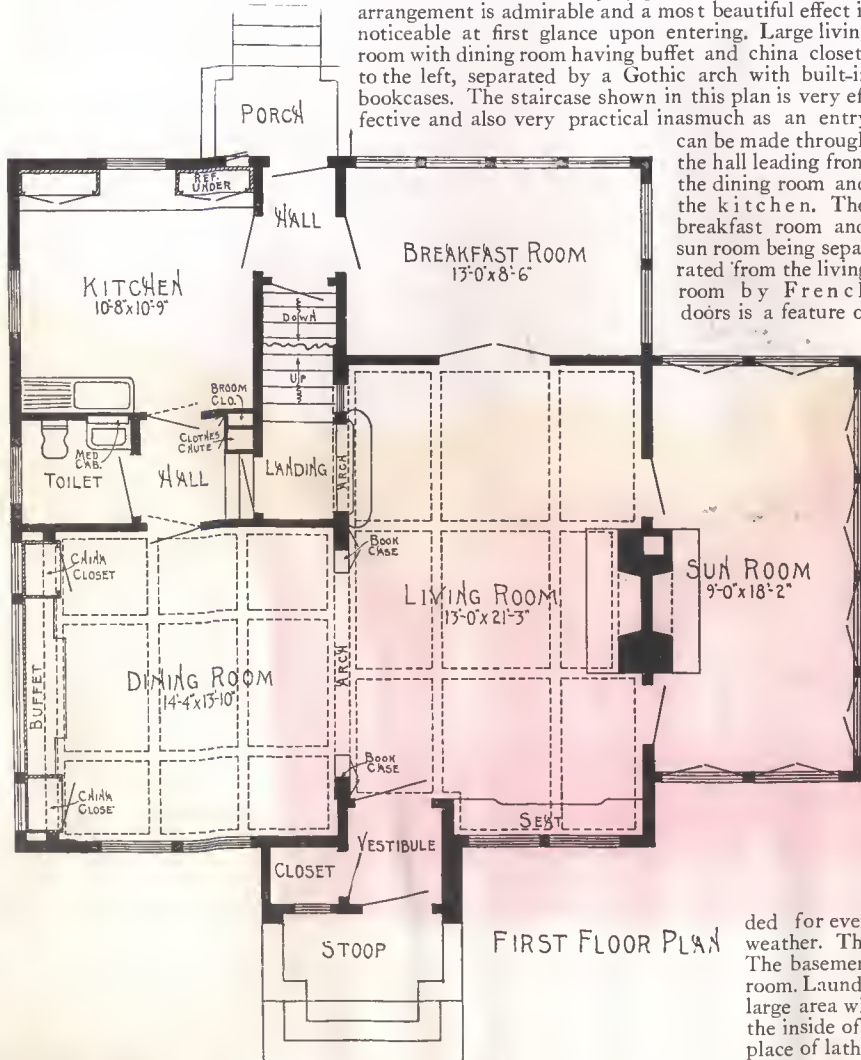
Design No. 35

## Plan and Description for Design No. 39

**S**OUTHERN California style predominates in this house, or rather it is somewhat Spanish in architecture. Its plain construction and wide cornices with white marble stucco and red Spanish rolled tile roof, gives it a rich exterior appearance. If tile is not desired in the roof construction, Winthrop tapered asphalt shingles are recommended.

The size of this house is 29 by 31 feet. The downstairs arrangement is admirable and a most beautiful effect is noticeable at first glance upon entering. Large living room with dining room having buffet and china closets to the left, separated by a Gothic arch with built-in bookcases. The staircase shown in this plan is very effective and also very practical inasmuch as an entry can be made through the hall leading from the dining room and the kitchen.

The breakfast room and sun room being separated from the living room by French doors is a feature of

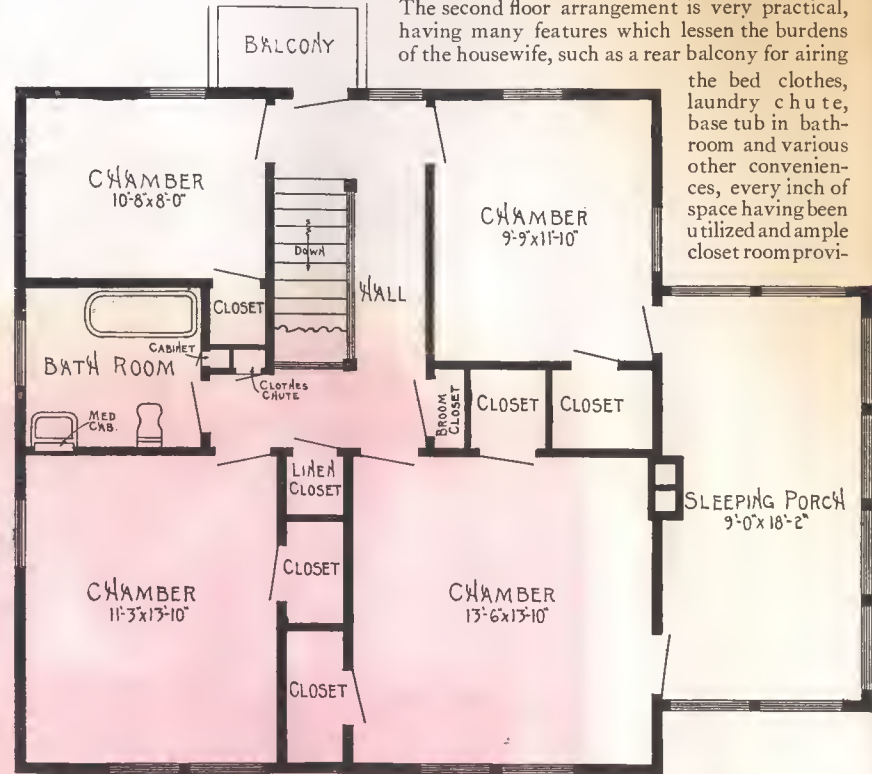


FIRST FLOOR PLAN

this house which enhances its practicability, also its beauty of arrangement; fireplace being so placed that it can be utilized from the sun room and also the living room. Another convenient feature being the toilet on first floor which in addition to the bathroom on the second floor will accommodate a large family if necessary. The finish in the living room and dining room can be either oak, old English or birch, stained mahogany. Sun room and breakfast room should be finished in birch, ivory finish. Kitchen, toilet and hall should be finished in birch, white enameled. All doors except doors between the sun room and living room and breakfast room and living room are one panel flush moulded.

The second floor arrangement is very practical, having many features which lessen the burdens of the housewife, such as a rear balcony for airing

the bed clothes, laundry chute, base tub in bathroom and various other conveniences, every inch of space having been utilized and ample closet room provided



SECOND FLOOR PLAN

ded for every chamber. Sleeping porch with room for two beds, making it desirable in the extremely warm weather. The finish on this floor is birch, white enameled with one panel doors stained to imitate mahogany. The basement is most complete in every particular, with dust proof coal bin and vegetable cellar under sun room. Laundry provided with tubs is partitioned off under the kitchen leaving the balance of basement in one large area which can be utilized as a billiard room or for many other purposes. The house is insulated on the inside of all outside walls including second floor ceiling, with half-inch insulite, used as a plaster base, in place of lath. Hot water heat is recommended for this house.

If plans are desired reversed, be sure and mention, when ordering. For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.

Price for one complete set of plans, details, specifications and Lumber List. . . . \$30.00  
Additional sets, each. . . . 3.00



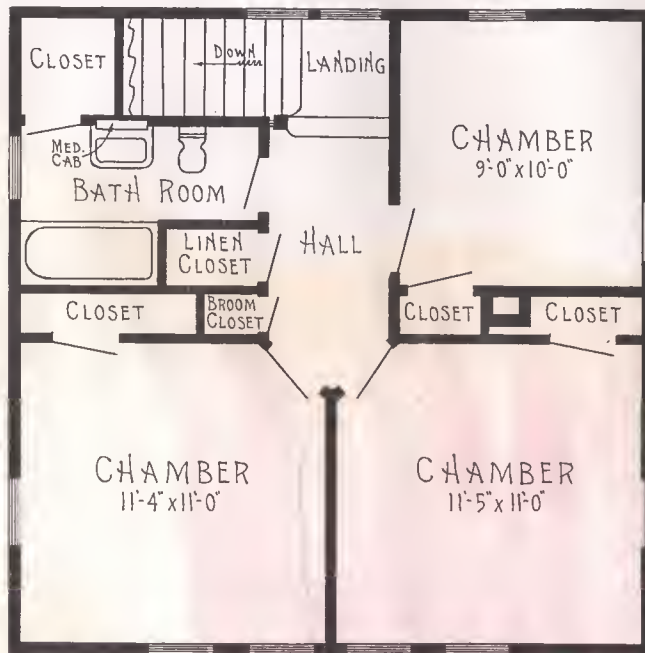


Design No. 39

## Plan and Description for Design No. 41

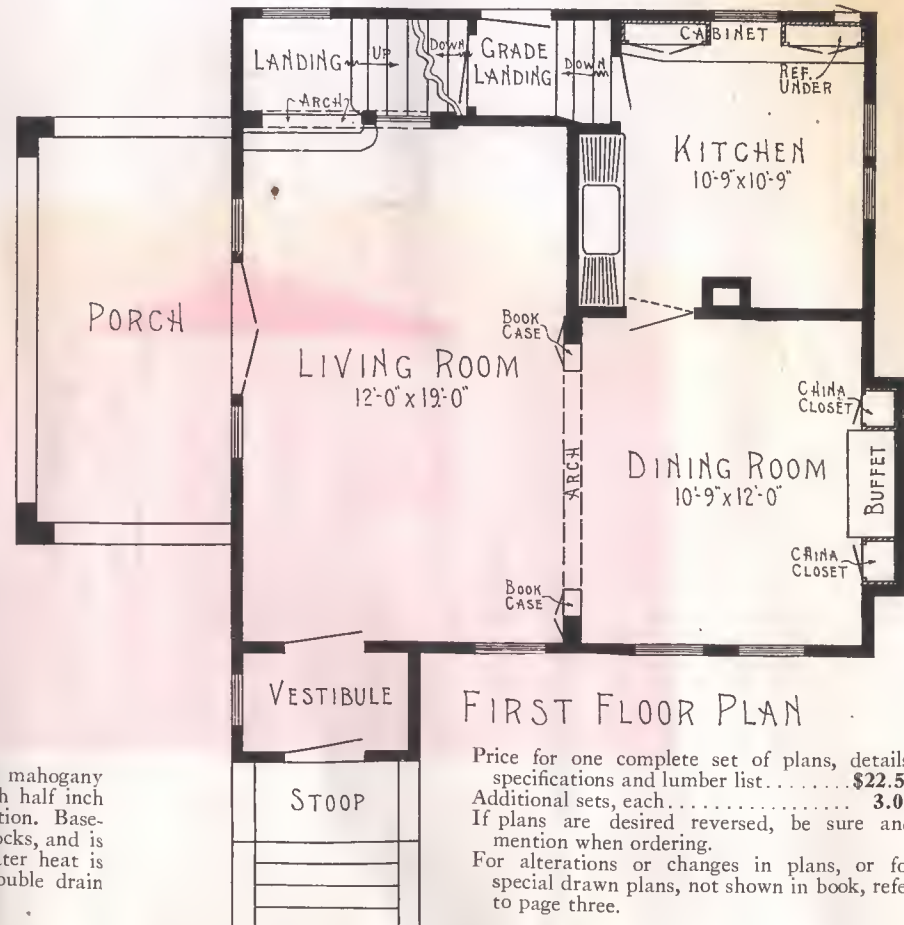
THIS house is 24 by 24 feet and although having a porch or veranda on the side, same can be built on a forty foot lot. For a house of square construction, this design is entirely original and is hard to surpass for beauty in appearance. A 27 inch smooth troweled water table extends around entire house, with stucco above including under side of cornices, with Winthrop tapered asphalt shingles on roof. The interior, considering the small house dimensions is very well and practically planned, having a large living room with French doors leading to porch or veranda and beautiful stair arch effect leading to the upstairs, also book-case arch opening between living room and dining room,

buffet and china closets at side of dining room, producing a beautiful and commodious arrangement. The kitchen with cabinets having refrigerator space for outside icing and with door leading to grade entrance, also to basement, combine to make this arrangement most up to date and convenient. Three sleeping chambers are provided on second floor with ample closet space for each, also linen closet and broom closet adjacent to hall, with tar closet, off of bath room making this floor layout most complete in every detail. The finish in living room and dining room may be oak, finished old English, or birch, stained dark mahogany or ivory if desired. The finish in kitchen and on second



SECOND FLOOR PLAN

floor should be birch, finished either livory or white enamel, with dark stained mahogany doors. All inside of outside walls including second floor ceiling is insulated with half inch insulite, used as a plaster base and eliminating lath and lathing on that portion. Basement extends under entire house, using either poured concrete or cement blocks, and is provided with laundry tubs, dust proof coal bin and vegetable cellar. Hot water heat is recommended and, modern plumbing fixtures with built in bath tub and double drain board sink.



FIRST FLOOR PLAN

Price for one complete set of plans, details, specifications and lumber list. . . . . \$22.50  
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Design No. 41



## Plan and Description for Design No. 43

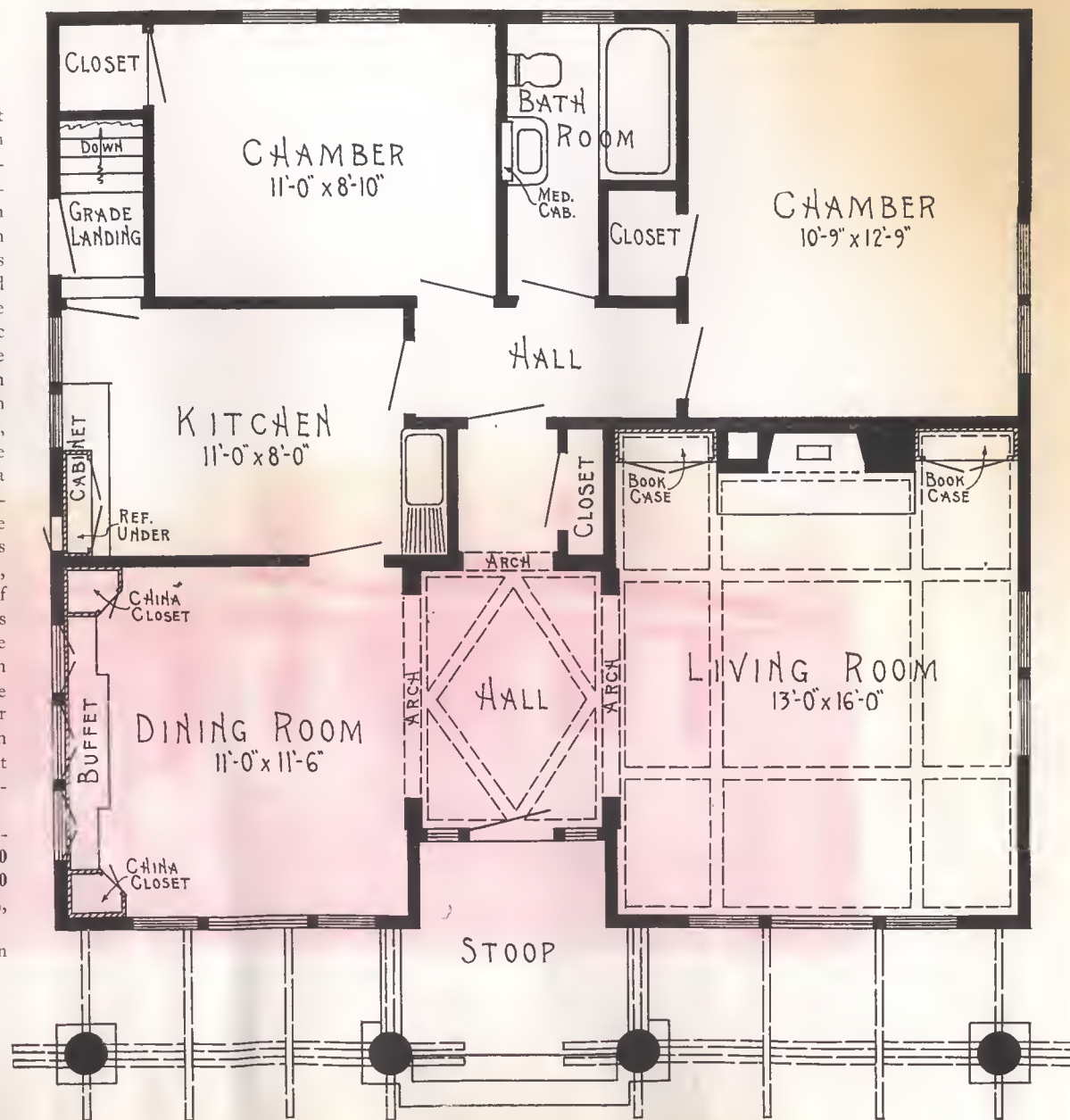
THIS bungalow is 32 by 30 feet, and can be built on a forty foot lot. The artistic lines, elegance in appearance and individuality in design is a complete departure from the customary bungalow construction and places this home in a distinct class. An eight inch water table extends around entire house with stucco above, and Winthrop tapered asphalt shingles on the roof. The interior arrangement is palatial and exquisite, having a grand center hall, found only in the elite class of homes, also beamed ceiling and Gothic arches leading to living room and dining room. The living room with fireplace, having book-cases on each side, also beamed ceiling, and the dining room with special designed buffet and china closets, all combined, produce a most luxurious interior. The balance of the house is very exceptionally arranged, both from a practical and convenient standpoint, as will be observed by a careful scrutiny of the plan. Great care should be exercised as to the finish selected for this home, the most appropriate finish would be birch, stained dark mahogany, or old ivory. The balance of the house should be birch, enamel finish, with doors stained dark mahogany. The house is insulated on the inside of all outside walls, also ceiling, with half-inch Insulite, used as a base for plaster and eliminating the use of lath and lathing. Basement of poured concrete or cement blocks, under entire house, provided with laundry tubs and dust proof coal bin. Hot water heat also modern plumbing fixtures throughout, is recommended.

Price for one complete set of plans, details, specifications and lumber list. . . . . \$22.50

Additional sets, each. . . . . 3.00

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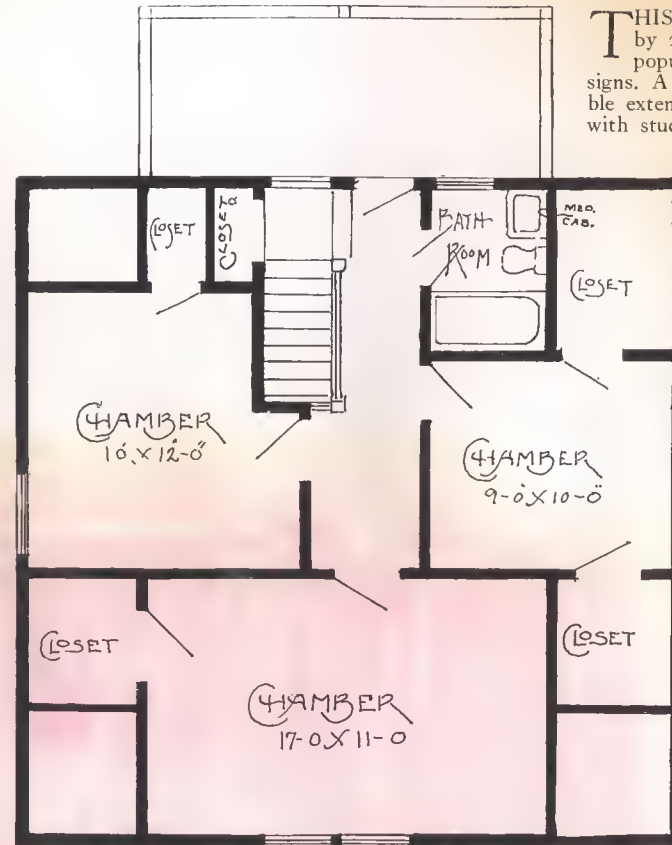
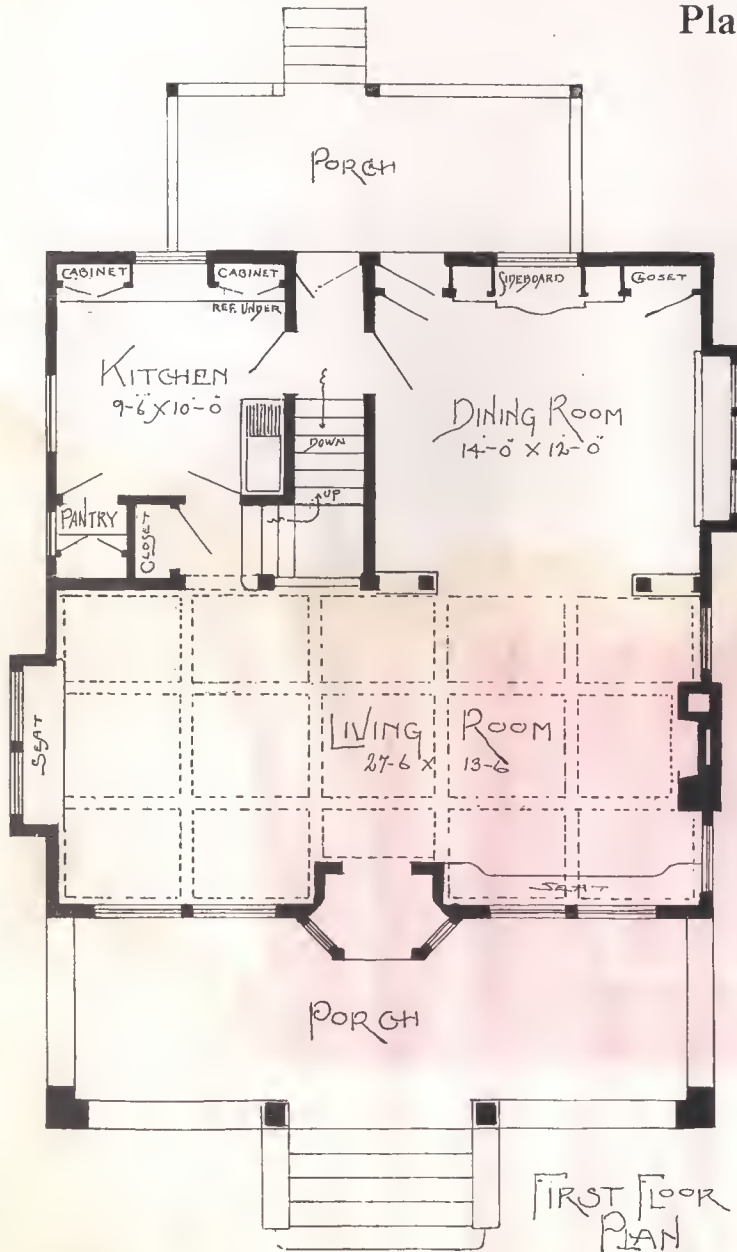
For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.





Design No. 43

## Plan and Description for Design No. 47



THIS semi-bungalow is 28½ by 28 feet, one of the very popular and attractive designs. A 27-inch cement water table extends around entire house, with stucco from water table to belt course. Winthrop tapered asphalt shingles are used on the side gables and roof. The feature of this semi-bungalow is the large living room, and all other arrangement of rooms throughout is very practical and convenient. The second floor rooms have full height ceilings, still maintaining the low bungalow effect, making a very desirable exterior and interior appearance. The house is insulated on the inside of all outside walls including second floor ceiling with half-inch insulate, used as a plaster base, in place of lath. Hot water heat is recommended.

Price for one complete set of plans, details, specifications and Lumber List ..... \$22.50

Additional sets, each ..... 3.00

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Design No. 47

## Plan and Description for Design No. 49

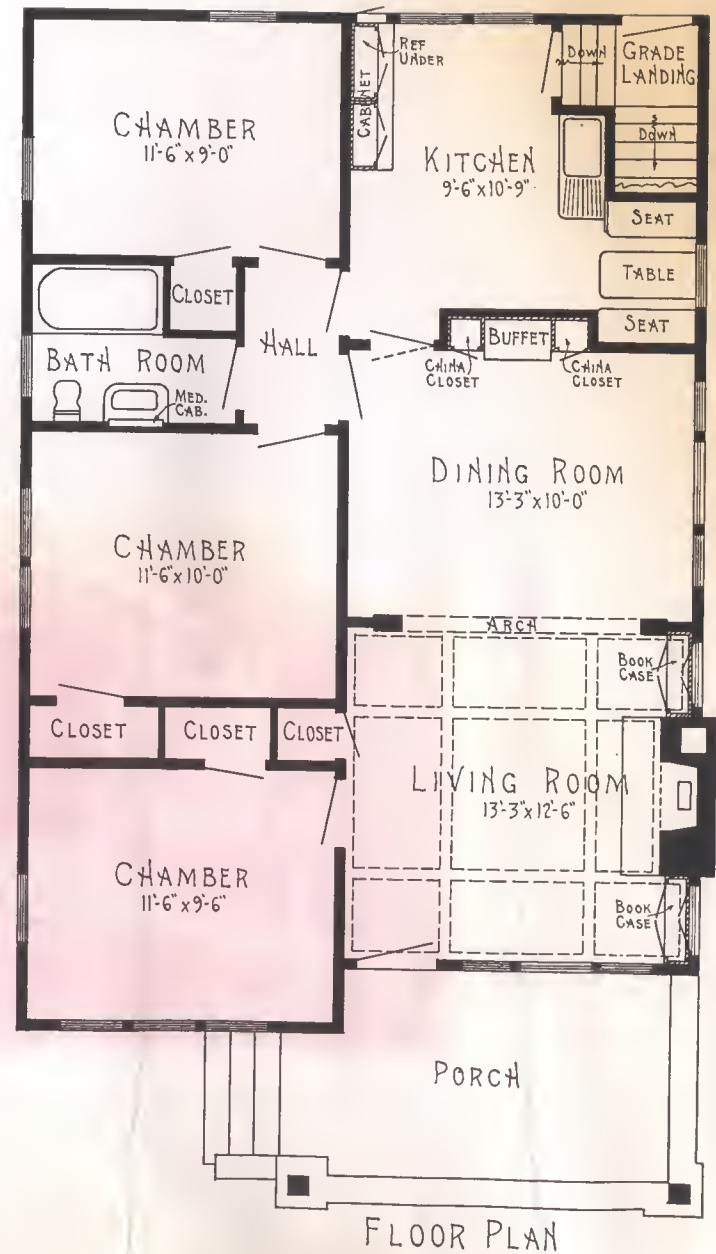
THIS bungalow is 26 x 38 and is a California style design. The exterior is very striking and unique, yet simple in construction. An eight inch smooth troweled water table extends around entire house, with stucco above to belt course, and shingles in the gables. The roof is covered with Winthrop tapered asphalt shingles. The interior, as will be noticed, provides for three chambers, which is a rare accomplishment in bungalow construction, considering the small ground area this house occupies. The living room with large fireplace, having bookcases on each side, beamed ceiling, arch between living room and dining room, buffet and china closets in dining room, all contribute to produce an effective interior. The center hall connects two chambers, bath room, dining room and kitchen, which is an excellent feature. The kitchen is provided with cabinet having refrigerator space for outside icing, breakfast nook, with table and seats, and door to grade landing, leading to basement and outside. The finish in living room and dining room may be oak, old English finish, or birch, stained mahogany. The balance of house may be birch or fir, old ivory finish, with mahogany stained doors. The inside of all outside walls, including ceiling, is insulated with half-inch Insulite, used as a plaster base, in place of lath. Basement under entire house, provided with laundry tubs and dust proof coal bin. Hot water heat is recommended, also modern plumbing fixtures throughout.

Price for one complete set of plans, details, specifications and lumber list. . . . \$17.50

Additional sets, each. . . . . 3.00

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Design No. 49



## Plan and Description for Design No. 51

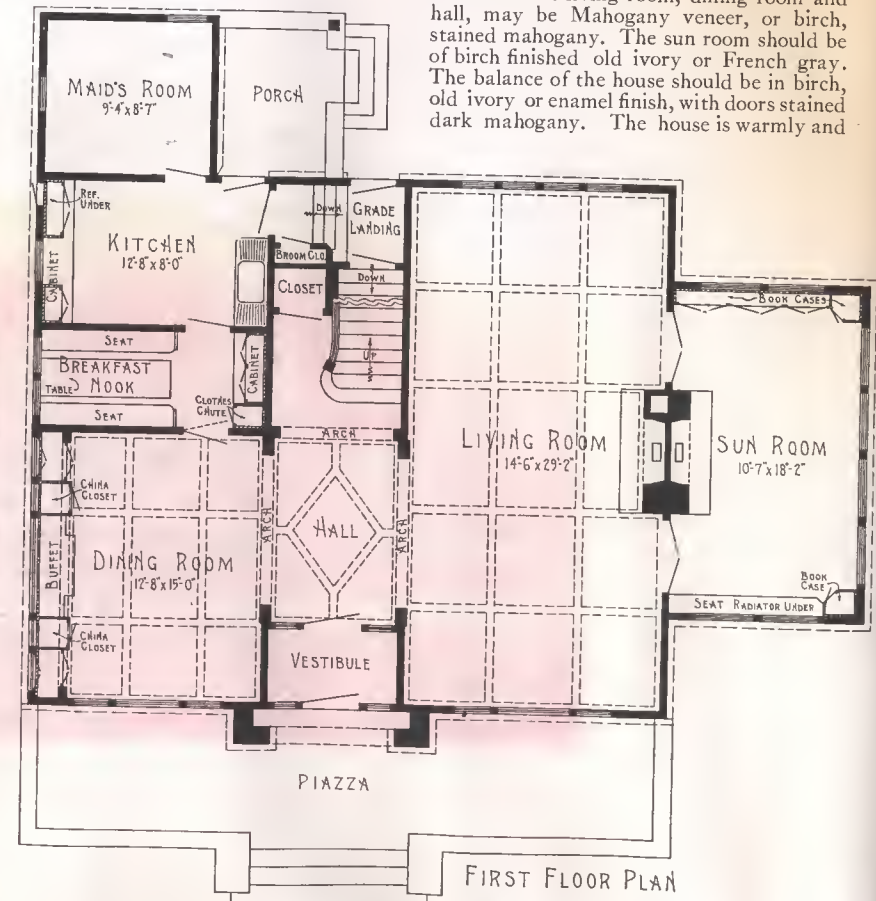
THIS De Luxe Southern California style home is 36 by 30 feet, exclusive of sun room and is what may be truthfully termed a rare beauty, as the piazza extending across the entire front, the recessed entrance, wide eaves and tile roof, give this home an appearance of stateliness, stability and individuality. The interior is palatial and gorgeous in every sense. The large center hall with magnificent grand staircase, beamed ceiling and Gothic arches leading to staircase and to living room and dining room. The extraordinarily large living room with beamed ceiling, fireplace, with pair of French doors on each side leading to large sun room, which also has a fireplace and unique design bookcases, the dining room with beamed ceiling and magnificent large buffet, and china closets, all combine in producing an ultra superb and thoroughly practical interior. The kitchen is provided with cabinet, having refrigerator space for outside icing, breakfast room adjoining, with table, seats and cabinet, also clothes chute, door leading to maids' room and rear servants' porch, also door to grade landing, leading to basement and outside, makes the arrangement

as complete as can be devised. There are four large chambers and a spacious sleeping porch on the second floor, each chamber having ample closet space. The sleeping porch can be entered from two of the chambers, which is a very desirable feature. The well lighted center hall, connects all four chambers and main bath and is provided with cedar closet, linen closet, towel closet, broom closet and clothes chute, making it most complete and convenient. The main bath room is ample in size and fitted with the most modern and up to date fixtures, such as shower and needle bath, built in tub, and pedestal lavatory. The floor and walls are of tile. Attention is also called to the individual bath, located between two of the chambers, which in a house of this type, is a real necessity, as well as the rear balcony, for airing bedding.

The finish in living room, dining room and hall, may be Mahogany veneer, or birch, stained mahogany. The sun room should be of birch finished old ivory or French gray. The balance of the house should be in birch, old ivory or enamel finish, with doors stained dark mahogany. The house is warmly and



SECOND FLOOR PLAN



FIRST FLOOR PLAN

substantially built, same being insulated on the inside of all outside walls, also second floor ceiling, with half-inch insulate, used as a base for plaster, thereby eliminating the use of lath and lathing. Basement of poured concrete, under entire house, fitted with laundry, vegetable cellar, and dust proof coal bin. Hot water heat with ample radiation is recommended.

While this is an exceptional home the cost is not as great as one may be led to believe, owing to simplicity of construction.

Price for one complete set of plans, details, specifications and lumber list. . . . . \$45.00  
Additional sets, each. . . . . 3.00

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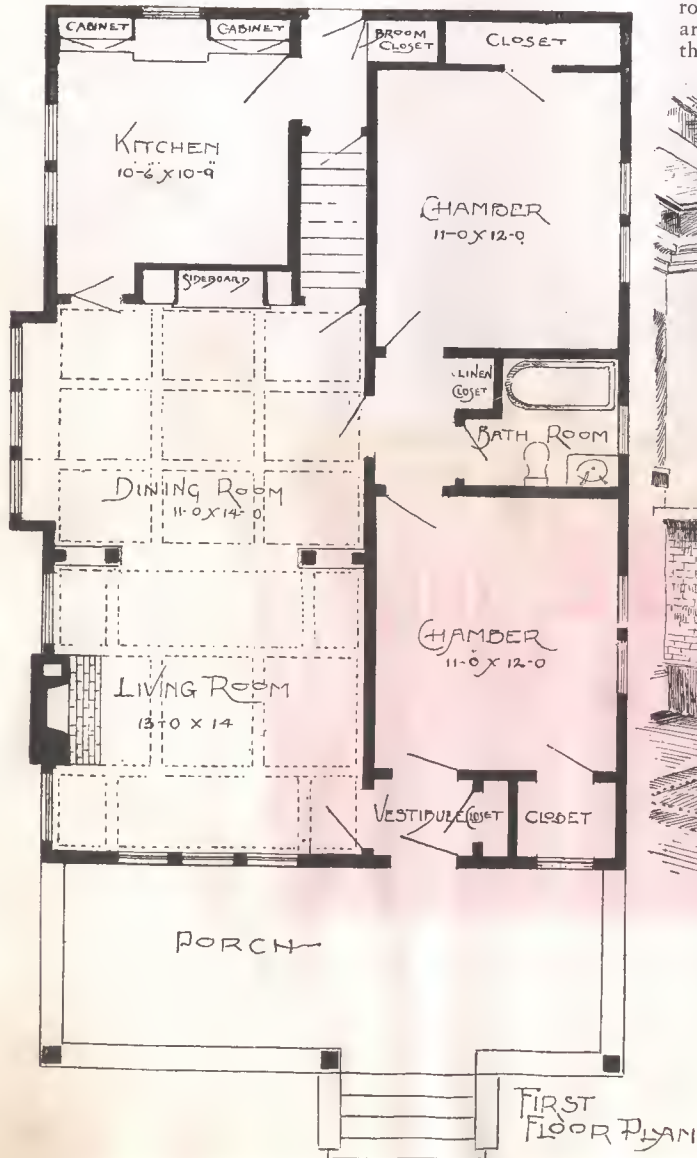


Design No. 51



## Plan and Description for Design No. 55

THIS five room bungalow is 26 by 38 feet, with concrete foundation under the entire house. The plans provide for a 27-inch cement water table extending around the entire house, with stucco from water table to belt course. Winthrop tapered asphalt shingles are used above, also on the roof. This design retains the low effect so much desired in bungalow construction. The interior arrangement is practical and convenient. The living room, dining room and vestibule are finished in select oak or birch. It has a fireplace, bookcases, beamed ceilings, Gothic detail arch, buffet and china closets and paneled window seat which all go to make a beautiful interior effect as shown by the cut below. A kitchen cabinet with all necessary equipment including refrigerator space for outside icing, linen



INTERIOR VIEW  
LIVING AND DINING ROOM

closet with drawers and shelves, medicine cabinet in bathroom with mirror and broom closet are all provided for in this plan. The chambers, bathroom and hall are finished in birch white enameled, doors are stained mahogany. There is one full length mirror door in each chamber. The basement has a plastered laundry with tubs and floor drain, vegetable cellar with bins and shelves, dustproof coal bin with cast-iron coal chute. Electric wiring throughout with base switches for vacuum cleaner. The modern plumbing fixtures have latest improvements. The house is insulated on the inside of all outside walls, including ceiling, with half-inch insulite, used as a plaster base in place of lath. As this bungalow has much attic space, two large rooms could easily

be finished and still have ample space for store room. Hot water or hot air can be used.

Price for one complete set of plans, details, specifications and Lumber List ..... \$15.00

Additional sets, each ..... 3.00

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Design No. 55

## Plan and Description for Design No. 57

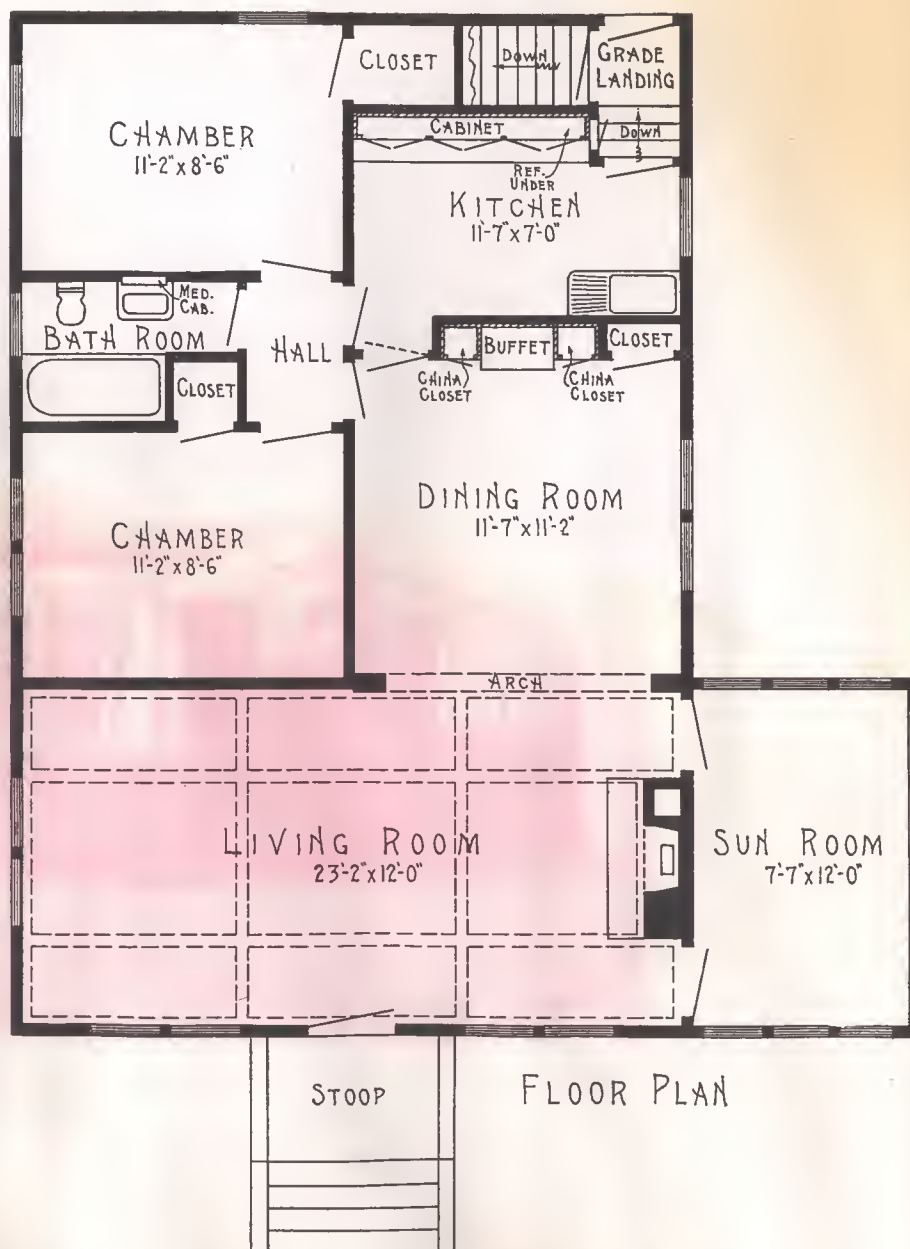
THIS beautiful and cozy bungalow is 24 by 36 feet, exclusive of sun room, and is a very original design. Can be built on a forty foot lot. A 27-inch water table extends around entire house, with stucco above to belt course, and stained shingle gables. Winthrop tapered asphalt shingles are used on the roof. This bungalow embodies all the features found only in the larger and more expensive homes. The very large living room with fireplace between it and the sun room, with French doors on each side, and arch between living room and dining room, also buffet and china closets in dining room, give a most superb effect upon entering this home. The center hall which can be entered from the dining room and kitchen, leading to both chambers and bath room, also grade entrance feature, makes this the most complete arrangement that can possibly be devised. The inside finish is an important factor in carrying out the effect that should be produced. The living room and dining room should be finished the same preferably birch stained dark mahogany, which gives a gorgeous appearance. The sun room should be of birch, old ivory finish. The balance of the house should be birch, finished in ivory or white enamel, with the doors stained mahogany. The house is insulated on the inside of all outside walls, including ceiling, with half-inch Insulite, as a plaster base, supplanting the use of lath and lathing and thereby insuring warmth and stability. Basement under entire house, of poured concrete or cement blocks, provided with laundry tubs, dust proof coal bin and vegetable cellar. Hot water heat, modern plumbing fixtures, including built in bath tub is recommended.

Price for one complete set of plans, details, specifications and lumber list. . . . . **\$17.50**

Additional sets, each. . . . . **3.00**

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Design No. 57



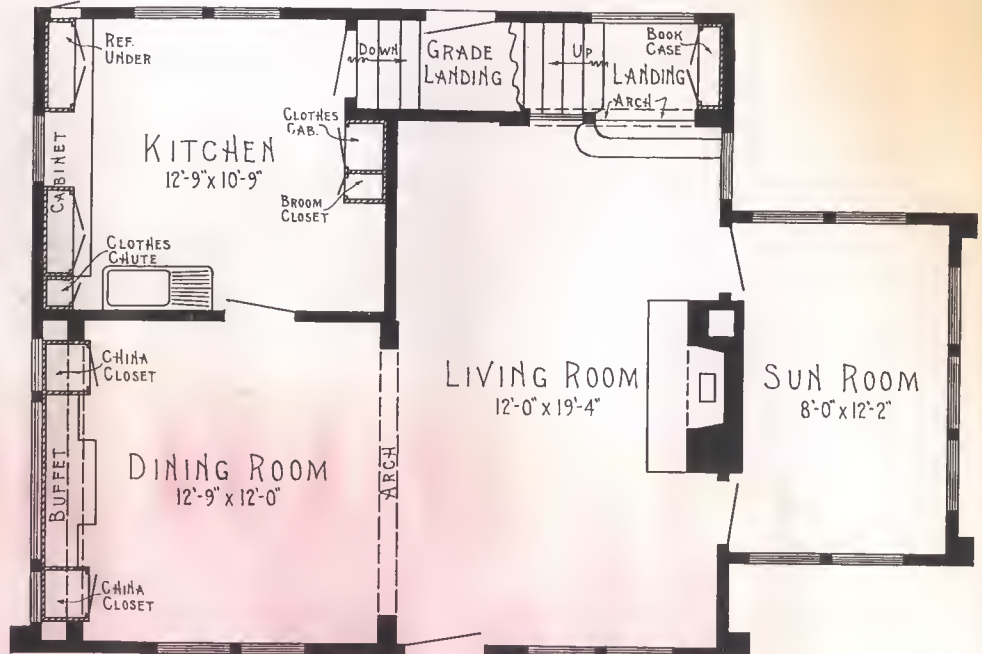
## Plan and Description for Design No. 59

THIS house is 26 by 24 feet, exclusive of sun room. It is of the square type, with battered buttrices to the belt course. This home is one of the very popular designs owing to the simplicity in construction and small ground area covered. A 27-inch

smooth troweled water table extends around entire house, with stucco above, including underside of cornices. Winthrop tapered asphalt shingles are used on the roof. The interior arrangement is all that could be desired in a home of this size. The large living room,



SECOND FLOOR PLAN



FIRST FLOOR PLAN

with fireplace, having French doors on each side, leading to sun room. The dining room with buffet and china closets, also arch leading to living room, presents an appearance of spacious magnificence. The kitchen is provided with cabinet, having refrigerator space for outside icing, clothes chute, broom closet, and door to grade landing, leading to basement and outside. There are three chambers on the second floor, each having ample closet space, and connecting with center hall, where provision is made for linen closet and tar closet. The finish in living room and dining room may be oak finished old English, or birch stained mahogany. The sun room is birch, old ivory finish. The balance of the house may be birch or fir, ivory finish or white enamel, with mahogany stained doors. The house is insulated on the inside of all outside walls, including second floor ceiling, with half-inch insulite, used as a plaster base, in place of lath. Basement of poured concrete or cement blocks, under entire house, fitted with laundry tubs, dust proof coal bin and vegetable cellar. Hot water heat is recommended, also modern plumbing fixtures throughout.

Price for one complete set of plans, details, specifications and lumber list **\$20.00**  
 Additional sets, each ..... **3.00**  
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Design No. 59

## Plan and Description for Design No. 63

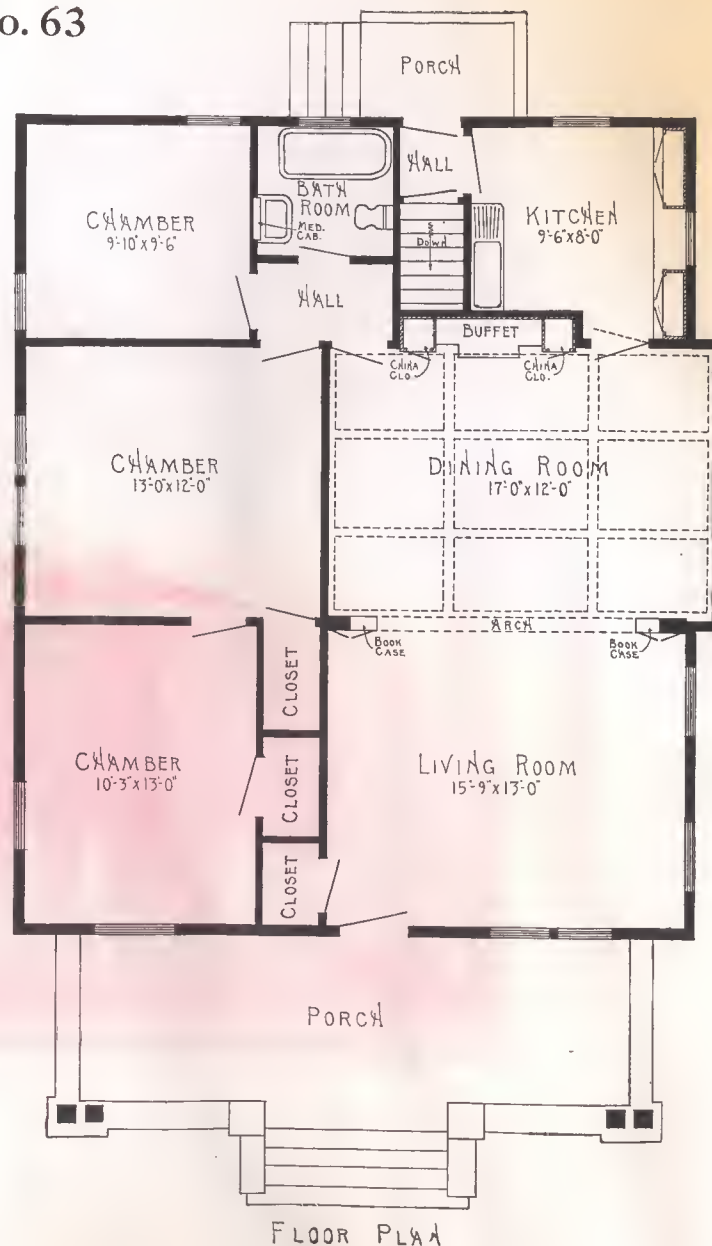
THIS attractive bungalow is 28 by 36 feet. The exterior is drop siding, from grade to underside of windows, with Winthrop tapered asphalt shingles above, including roof. The heavy massive porch construction with brick base produces a charming appearance. The interior planning is most practical, considering the number of rooms produced from the exterior dimensions. The feature of this plan is the three chambers, all of good dimension which is seldom accomplished in bungalow construction. The large living room with bookcase arch leading to dining room, with buffet and china closets, also beamed ceiling, gives a commodious and striking effect. The kitchen while not very large in area is so arranged as to fill all requirements. The rear hall provides access to practically all rooms of the house which gives a privacy by separating all chambers and bathroom from the main living rooms of the house, a feature most housewives are desirous of obtaining. The woodwork in the living room and dining room may be oak, finished old English or birch stained mahogany. The kitchen, chambers and bathroom are finished in birch, white enameled, doors stained mahogany. Basement under entire house, with laundry, dust-proof coal bin, and vegetable cellar. The house is wired for electric lights with base sockets for vacuum cleaner. The house is insulated on the inside of all outside walls, including ceiling, with half-inch insulite, used as a plaster base, in place of lath, thereby insuring a warm and comfortable structure. Hot water heat with ample radiation is recommended.

Price for one complete set of plans, details, specifications and lumber list for this design . . . . . \$17.50  
Additional sets, each . . . . . 3.00

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Design No. 63

## Plan and Description for Design No. 65

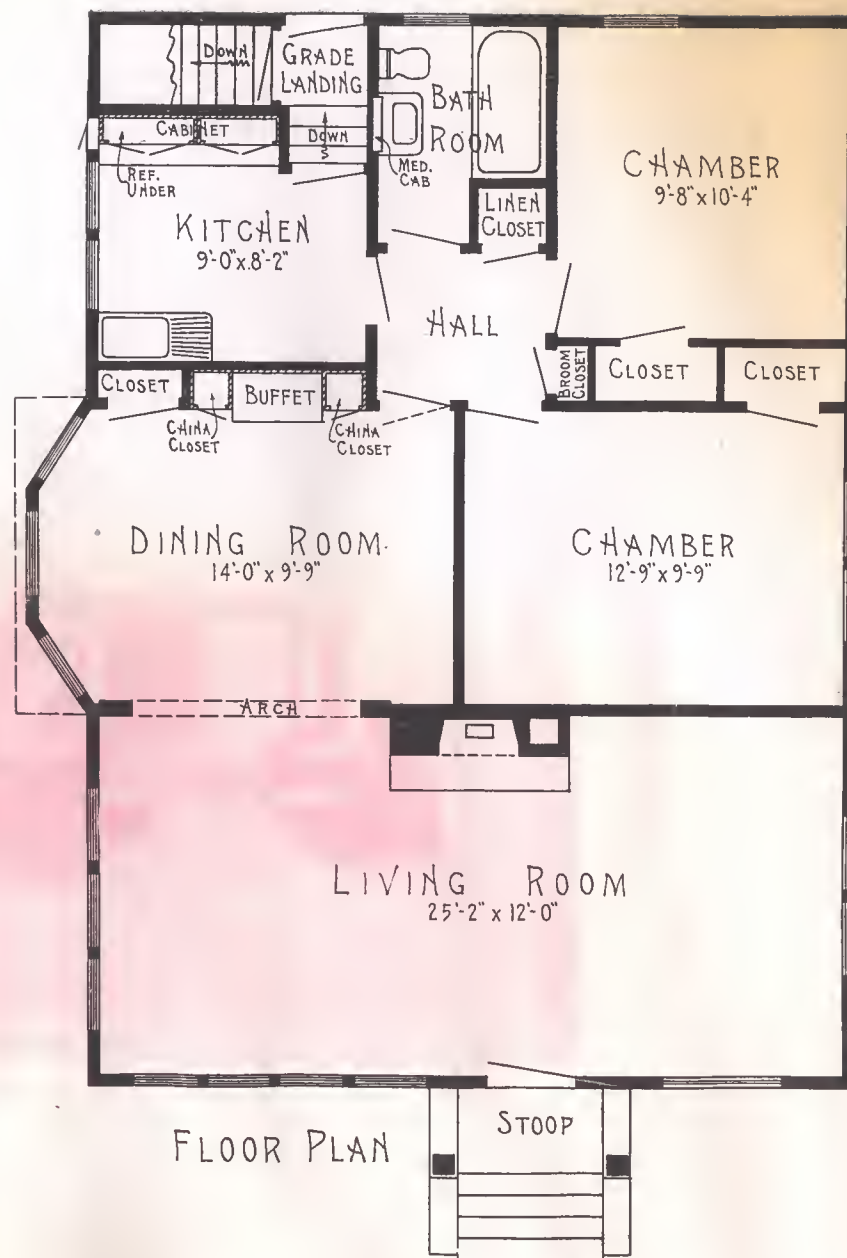
THIS bungalow is 26 by 36 feet, and is a very artistic and snappy design, also simple and economical in construction. A 12-inch brick water table extends around entire house, with stucco above, including under side of cornice. Winthrop tapered asphalt shingles are used on the roof. The interior is very cozy and compact, and a great deal has been accomplished in the planning for this design, considering the number and size of rooms as compared to the small ground area covered. The very large, and well lighted living room extending across entire front, with fireplace, in center of wall, arch leading to dining room, with buffet and china closets in dining room, the combination producing a cheerful and very pleasing interior. The arrangement for balance of house is most perfect and convenient, having the center hall, connecting dining room, kitchen, bath room and both chambers, is provided with linen closet and broom closet, with ample closet space for both chambers. The kitchen is equipped with cabinet, having refrigerator space for outside icing, and door to grade landing, leading to basement and outside. The finish in living room and dining room should be birch, stained mahogany, or finished old ivory. Balance of house may be birch or fir, finished old ivory or white enamel. The inside of all outside walls, including ceiling, is insulated with half-inch insulite, used as a plaster base in place of lath. Basement of poured concrete or cement blocks, under entire house, with laundry tubs, dust proof coal bin and vegetable cellar. Hot water heat is recommended, also modern plumbing fixtures throughout.

Price for one complete set of plans, details, specifications and lumber list. . . . . \$17.50  
Additional sets, each. . . . . 3.00

If plans are desired reversed, be sure and mention when ordering.

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FLOOR PLAN



Design No. 65



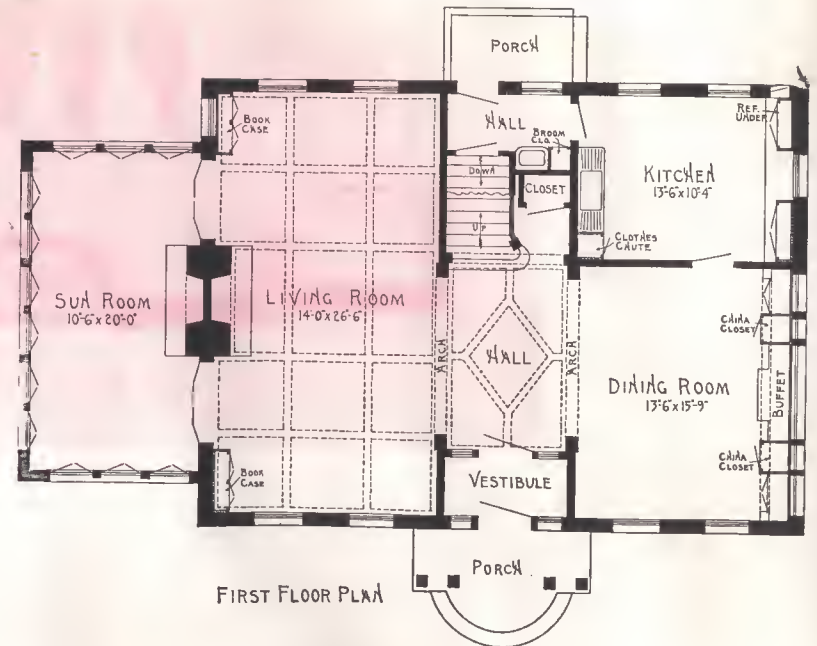
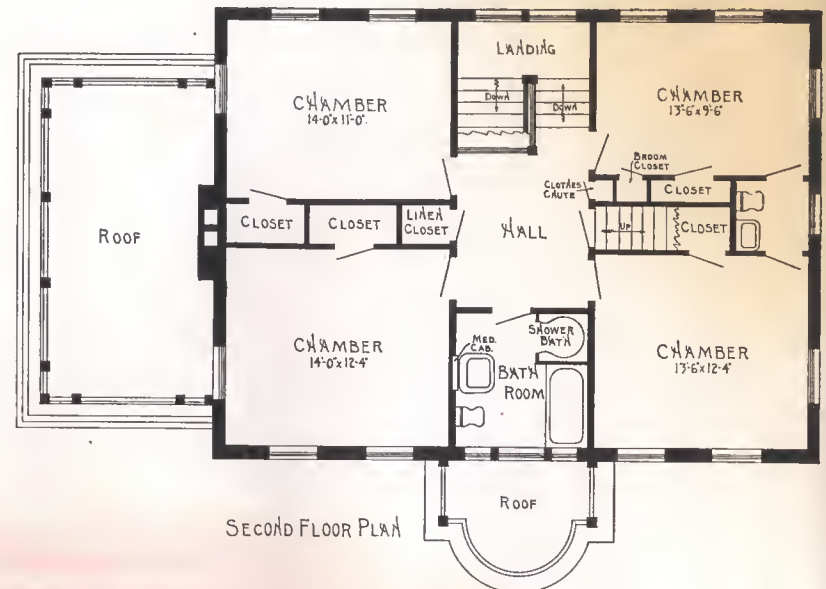
## Plan and Description for Design No. 71

THIS modern English Colonial brick veneered house is 37 by 28 feet, exclusive of sun room. This type of a house is admired by a great many and is one that never goes out of style; it has the old fashioned painted green outside blinds and has that stately appearance of greatness and a reminder of the Colonial days. The interior arrangement can be judged by a glance at the plans, the grand central hall and staircase with the Gothic arch openings to the living room, dining room and foot of stairs present a luxurious and spacious appearance; the large living room with a huge fireplace and French accordion doors leading to sun room which also has a fireplace, the dining room with its immense buffet and china closets produces a grandeur that cannot be surpassed. The kitchen is provided with all the conveniences that a house of this character would require, such as kitchen cabinet with all necessary shelving, drawers, cupboards, zinc lined bread and cake boxes, clothes chute which can be utilized from second floor as well as kitchen, also broom closet and lavatory in rear hall. The finish in living room, hall and dining room should be quarter sawed oak, finished in old English or Mexican highland mahogany. The sun room should have birch, ivory finish: the kitchen should be white enameled. The spacious chambers provided for in this plan on the second floor are most admirably arranged so that furniture such as beds, dressers, chiffoniers and dressing tables can be shifted to various positions so much desired by the housewife. The center hall leads to all chambers, bathroom and attic, with accessibility to linen closet and clothes chute which feature is a labor saving convenience. The main bathroom has a pedestal lavatory, siphon-jet low tank closet, built-in base bathtub, shower and needle bath with automatic water mixer, vitrous tile floor and glazed tile wall five and one-half feet from floor, a polished marble slab and dash with rod and rubber curtain encloses shower and needle bath making a very beautiful and complete bathroom. A smaller toilet is provided for between two chambers which often is a necessary adjunct to a house of this caliber. The finish throughout the second floor can be made either birds-eye maple finished natural or birch finished in white enamel. Several rooms can be finished in the attic if necessary for maids. Winthrop tapered asphalt shingles or slate shingles may be used on the roof. The basement extends under entire house including sun room, hot water heat with ample radiation is provided. Laundry, billiard room, vegetable cellar, dust proof coal bin, boiler room are provided for. The house is insulated on the inside of all outside walls including second floor ceiling with half inch insulite, used as a plaster base in place of lath.

Price for one complete set of plans, details, specifications and Lumber List . .	<b>\$50.00</b>
Additional sets, each . . . . .	<b>3.00</b>

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5.00 dress up  
 1.00 shoes  
 1.00 belt  
 1.00 socks  
 5.00 bag  
 1.00 blouse  
 18.00



Design No. 71



## Plans and Descriptions for Designs Illustrated on Opposite Page

THE artistic bungalows shown on opposite page, have been designed with a special view to minimize the cost, thereby making it possible for the man wishing to expend only a small amount, to have a home of his own.

**Design No. 73** This bungalow is 28 by 30 feet, and very artistic in appearance. Rustic siding is used, from water table to cornice. The interior is very practical, having large living room, with book-case arch leading to dining room, buffet and china closets in dining room, center hall, connecting all rooms, two chambers, bath, and kitchen with cabinet, breakfast nook and door to grade landing leading to basement and outside.

**Design No. 75** This bungalow is 26 by 26 feet, the exterior having a real comfy appearance. Siding is used from water table to belt course and shingles in the gables. The interior arrangement is very well planned, as, considering the ground area occupied, a great deal has been accomplished in the number and size of rooms provided for. The center hall connects with living room, kitchen, bath room and both chambers. A breakfast nook has been provided for in this plan, in place of dining room, the seating capacity being sufficient for the ordinary size family. The kitchen is provided with cabinet, having refrigerator space for outside icing, also door to grade landing, leading to basement and outside.

**Design No. 77** This bungalow is 24 by 32 feet, the front portion being 28 feet wide. The exterior is very attractive and immediately commands attention. A 27 inch smooth troweled water table extends around entire house, with narrow siding above and shingles in the gables. The interior is beautiful and at the same time very well arranged. The living room has a fireplace, with bookcases on each side. An arch leading to dining room fitted with buffet and china closets, give all that could be desired. The center hall connects dining room, both chambers and bath room. The kitchen is provided with cabinet, having refrigerator space for outside icing, also door to grade landing, leading to basement and outside.

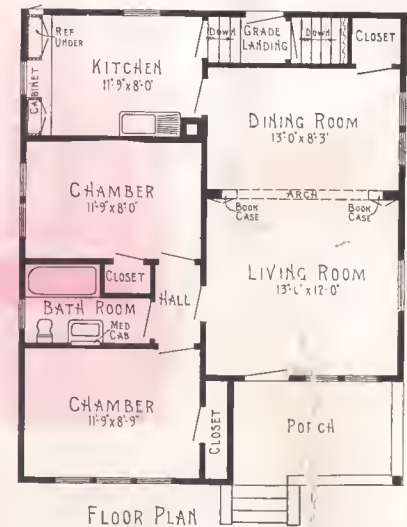
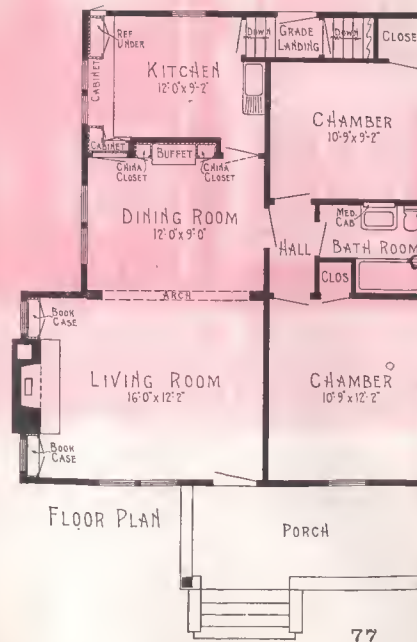
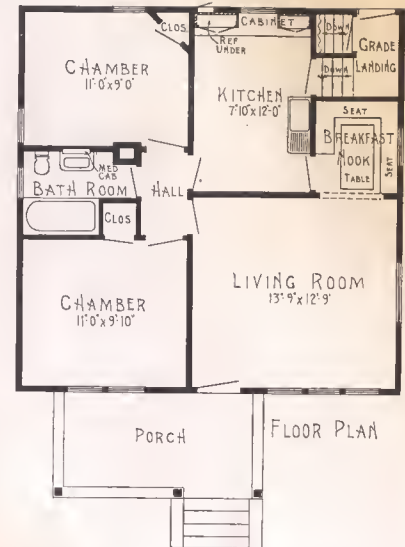
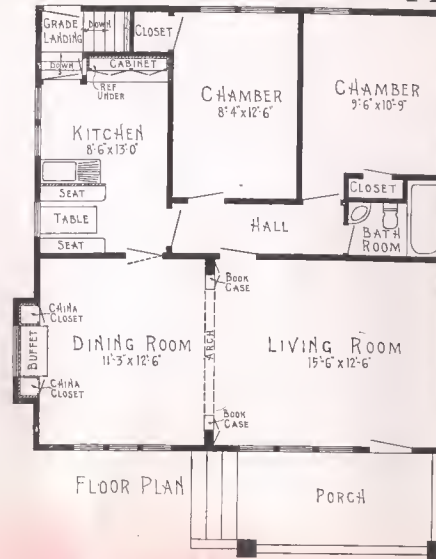
**Design No. 78** This bungalow is 26 by 34 feet, inclusive of porch, and is unique in design and economical in construction. Siding is used from water table to cornice. The interior has been very competently arranged, having living room, with arch leading to dining room, two chambers, bath room and kitchen.

All these homes above referred to can be made very attractive and cozy. They are practical in design and arrangement and have all the conveniences that are embodied in the larger homes. They are built warm and substantial, being insulated on the inside of all outside walls including ceilings, with half-inch Insulite, used as a plaster base in place of lath. The roofs are covered with Winthrop tapered asphalt shingles, which adds beauty and permanence. In each case, basement extends under entire house, of either poured concrete or cement blocks, equipped with laundry tubs, and dust proof coal bin. Hot air or hot water can be used for heating. Modern plumbing fixtures throughout is recommended.

Price for one complete set of plans, details, specifications and lumber list for any of the following designs:

Design No. 73	\$17.50
Design No. 75	10.00
Design No. 77	15.00
Design No. 78	12.50

If plans are desired reversed, be sure and mention when ordering.



For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.



Design No. 73



*franc. f. r. a. a.*



Design No. 77

Design No. 75



*franc. f. r. a. a.*



Design No. 78

## Plan and Description for Design No. 79

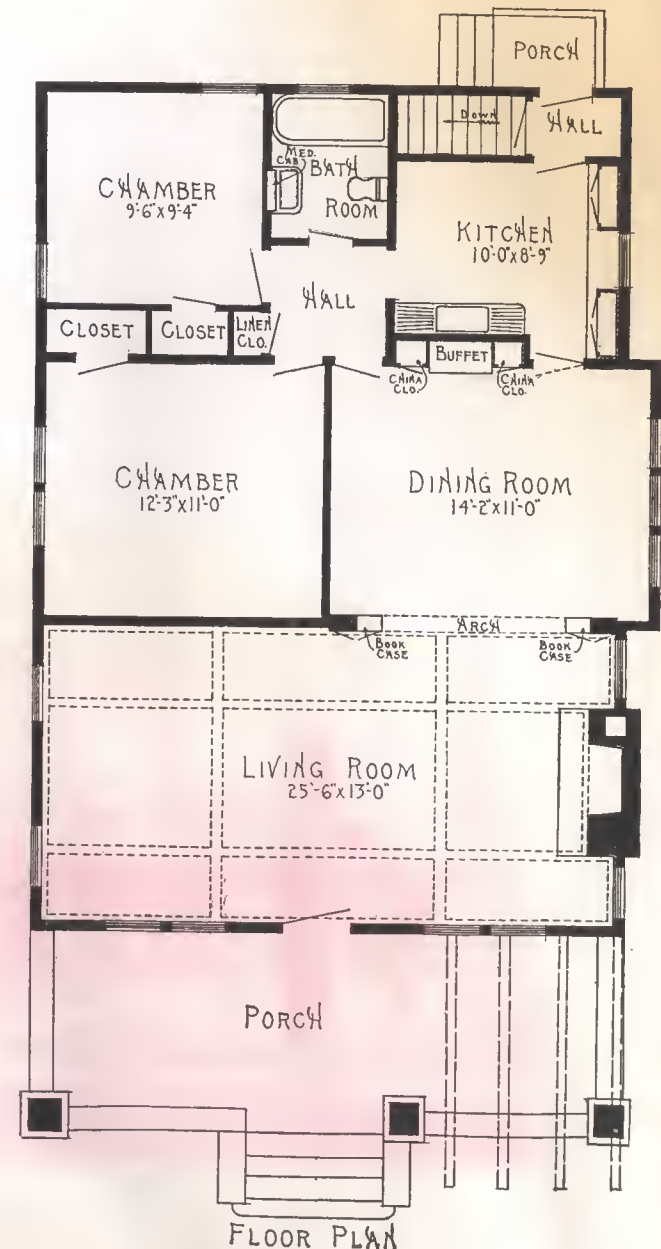
THIS bungalow is 26½ by 38 feet and a Southern California type. The exterior with cobble stone porch and chimney produces a charming effect. Aside from the porch and chimney, a 27-inch cement water table extends around entire house, having drop siding from water table to under side of window and lap siding to belt course. Winthrop tapered asphalt shingles are used on the gables and roof. A pergola effect on part of front porch is striking and permits the planting of vines and ramblers. The interior arrangement is most ideal, having an immense living room with fireplace and beamed ceiling and a bookcase arch between living room and dining room, the latter having buffet and china closets. The arrangement of the chambers, bathroom and kitchen, all connected with center hall, with entry to dining room is very practical. The cabinet in kitchen is provided with shelves, bins, drawers, cupboards and refrigerator space for outside icing. The living room and dining room is finished in birch or fir, stained dark. The kitchen, bathroom, chambers and center hall may be finished in birch-white enameled with doors stained mahogany. Basement under entire house with poured concrete walls seven feet high, with smooth troweled floor. Provisions have been made for all conveniences, such as laundry, vegetable cellar, dust proof coal bin and large area for drying clothes. The plumbing is modern and up-to-date. The house is insulated on the inside of all outside walls, including ceiling, with half-inch insulite, used as a plaster base, in place of lath. The color effect as brought out in this illustration is very appropriate. This bungalow may be heated with hot water or hot air.

Price for one complete set of plans, details, specifications and lumber list . . . . . \$22.50

Additional sets, each . . . . . 3.00

If plans are desired reversed, be sure and mention, when ordering.

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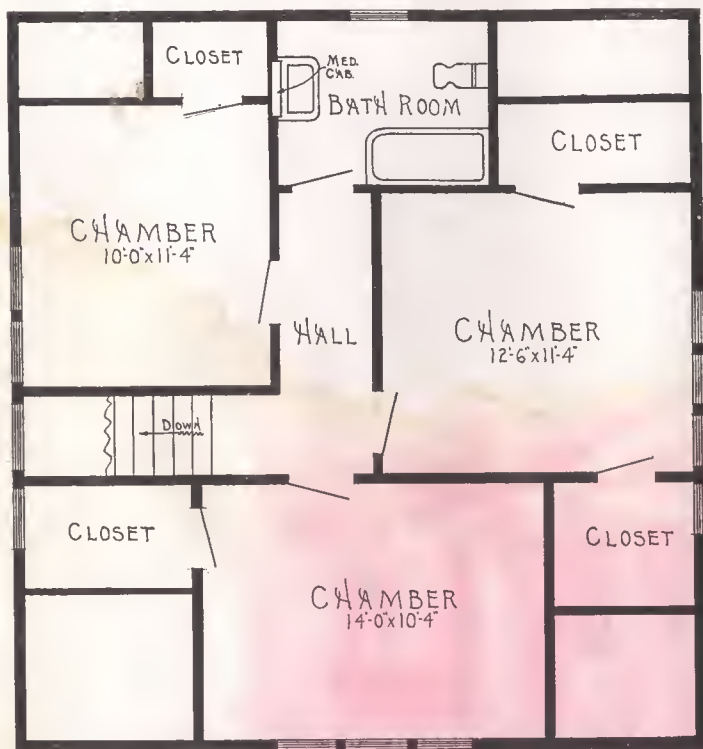


Design No. 79



## Plan and Description for Design No. 87

THIS exceptional style semi-bungalow is 28 by 30 feet. The plans provide for a 27-inch cement water table extending around entire house with stucco from water table to belt course. Winthrop tapered asphalt shingles are used on the gables and dormer, also on the roof, which construction is very unique, giving it the much desired low effect. The large, spacious porch covering the entire front,



SECOND FLOOR PLAN

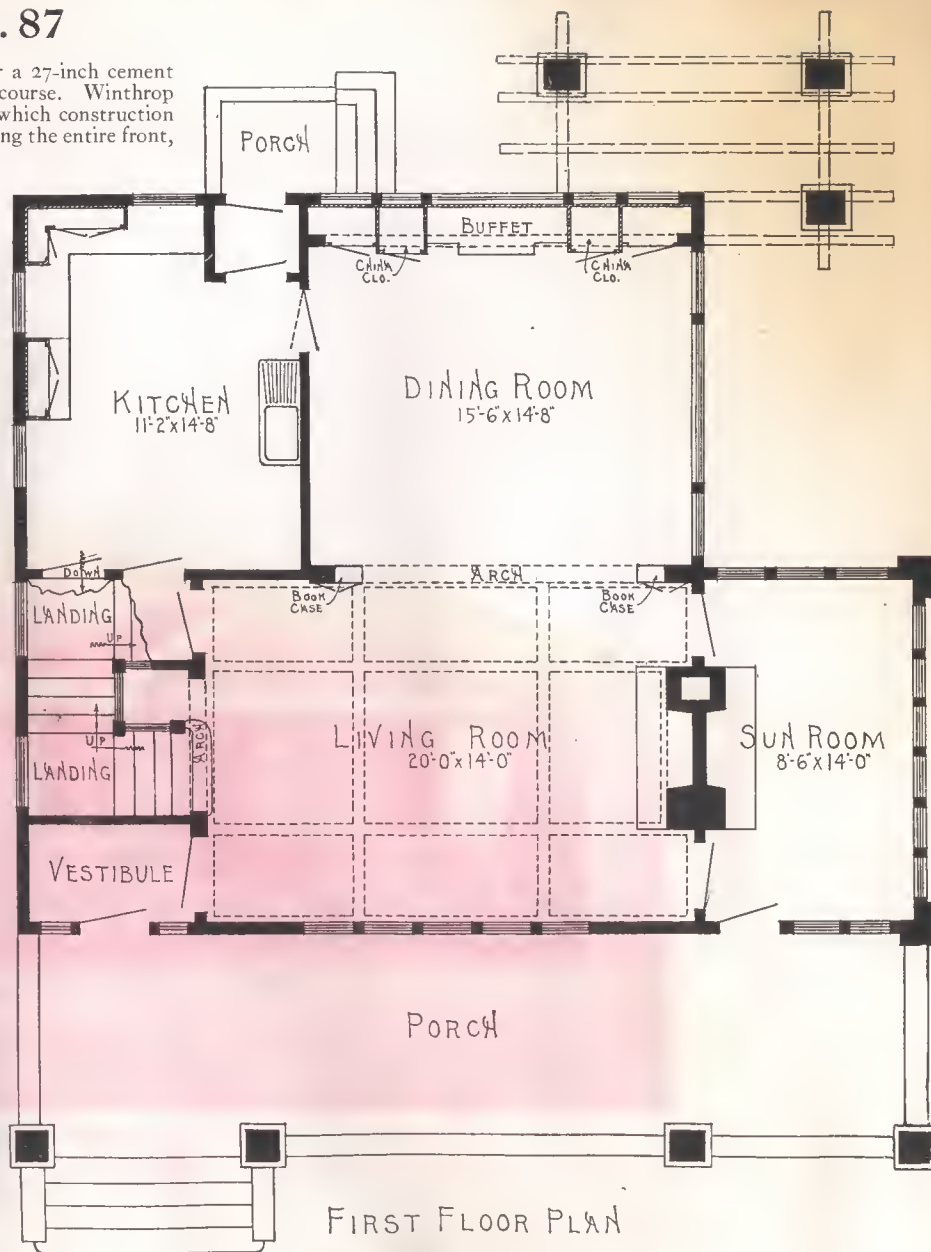
with entrance to sun room on side is a very convenient feature. A pergola effect at rear adds materially to the beauty of this house. The interior first floor lay-out is very cozy and inviting, having a large fireplace in living room, also in sun room, with magnificent arches leading to dining room and staircase, also built-in buffet and china closet at rear of dining room, and French doors, at each side of fireplace leading to sun room, all of which contributes to carry out a superb effect. A side grade entry to basement and kitchen is provided for in this plan. All chambers on second floor have full height ceilings and ample closet space. The woodwork finish in this house can be carried out in accordance with suggestions as outlined in "Foreword." The house is insulated on the inside of all outside walls including second floor ceiling with half-inch insulite, used as a plaster base, in place of lath. A seven-foot basement extends under entire house, with all modern conveniences included. Hot water heat is provided for throughout, including sun room.

Price for one complete set of plans, details, specifications and lumber list . . . \$25.00

Additional sets, each . . . 3.00

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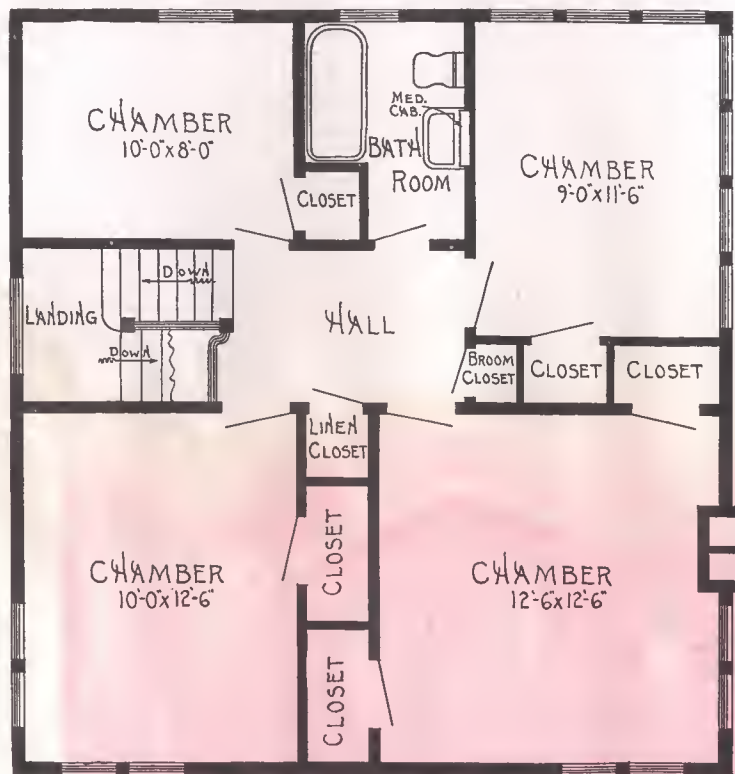
FIRST FLOOR PLAN



Design No. 87

## Plan and Description for Design No. 95

THIS strictly modern and practical house is 26½ by 28 feet, exclusive of sun room. The exterior, although very plain, has beautiful lines and is recommended for stability. The 27-inch water table, also the belt course extends around entire house and are smooth troweled



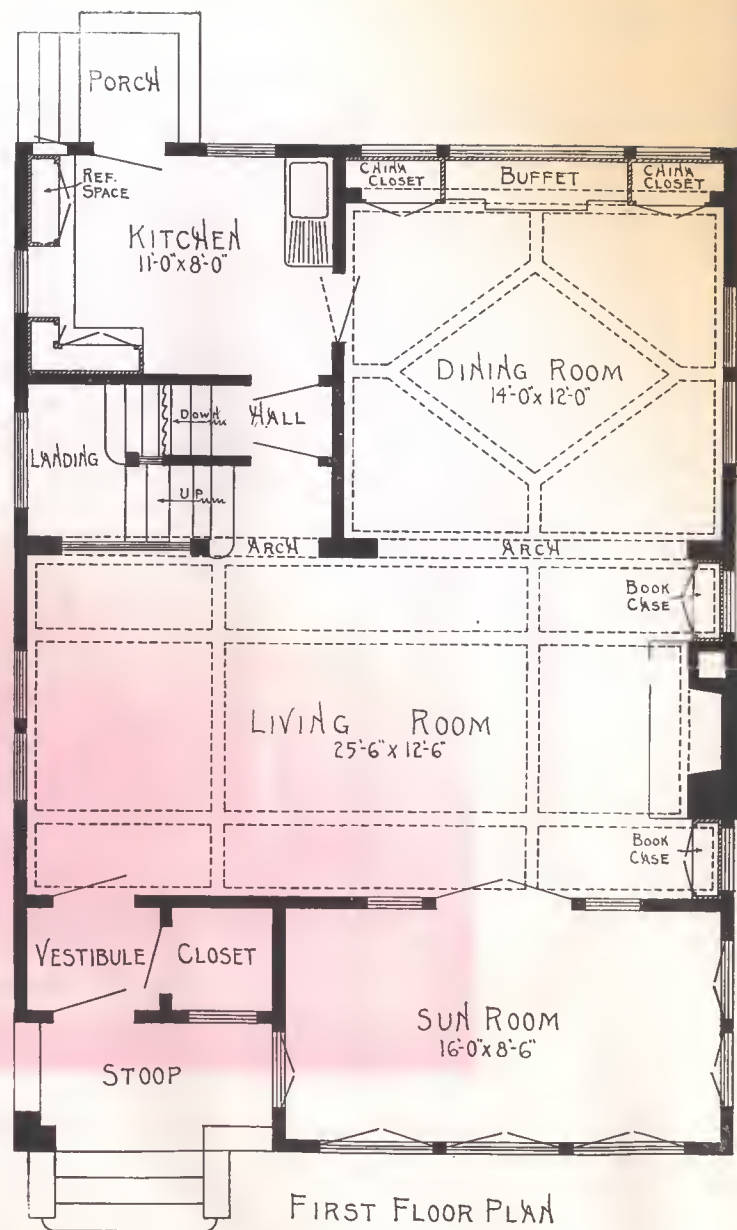
SECOND FLOOR PLAN

to imitate Bedford stone. Stucco is used on the walls and eaves, and Winthrop tapered asphalt shingles are used on the roof, thereby producing a lasting structure. The feature of the interior of this house is the large living room with massive Gothic arches to dining room and open stairway. The general arrangement throughout is most practical in every detail, as will be observed by careful study. The house is insulated on the inside of all outside walls including second floor ceiling with half-inch insulite, used as a plaster base, in place of lath. The installation of a hot water boiler is recommended for this house.

Price for one complete set of plans, details, specifications and lumber list for this design . . . \$25.00  
Additional sets, each . . . 3.00

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FIRST FLOOR PLAN





Design No. 95

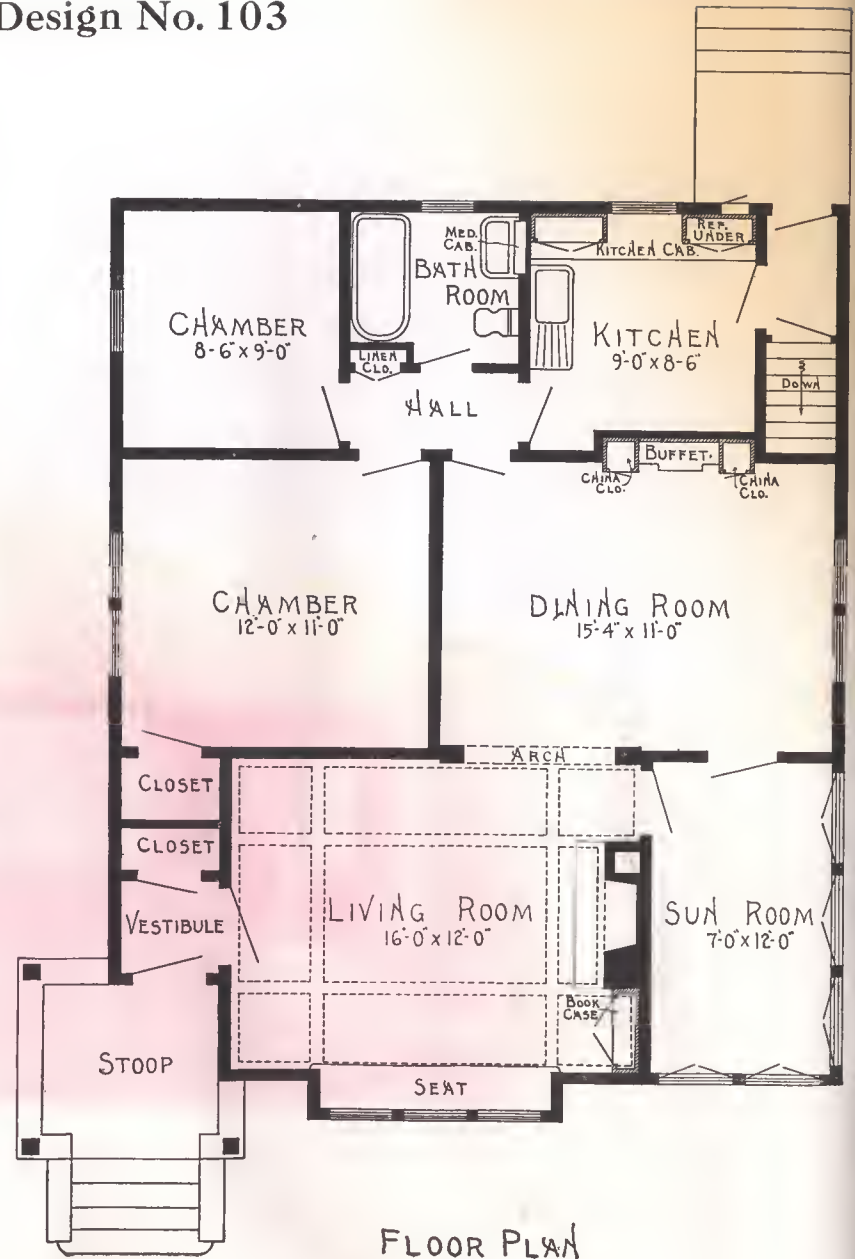
## Plan and Description for Design No. 103

THIS bungalow is 28½ by 34 feet, and has a very unique interior arrangement, complete in every detail. Considering the exterior dimensions, a great many rooms have been provided for in this plan. The large living room and dining room, both connected to the sun room with French doors, produces an effect very seldom found in a house of these dimensions. The center hall leading from the dining room, kitchen, bathroom and chambers, gives a privacy so much desired in all one floor arrangements. This bungalow also has a porch, vestibule and coat closet, also a rear entry leading directly from the outside to basement. It has all the features found in more expensive homes, such as fireplace, buffet and china closets, beamed ceilings and Gothic arch between living room and dining room; kitchen cabinet in kitchen provided with shelves, drawers, cupboards, spice cabinet and refrigerator space for outside icing; modern up-to-date plumbing fixtures; tile floor in bathroom; medicine cabinet with mirror, and small linen closet in hall with shelves. The woodwork in vestibule, living room and dining room may either be oak, finished in old English or fumed oak; the sun room is finished in birch old ivory; the kitchen, bathroom, chambers and hall are finished in birch white enameled, and the doors in the chambers are stained mahogany. Basement under entire house, with laundry, vegetable cellar, equipped with bins and shelves, dust proof coal bin, cemented floor and floor drain. The exterior has smooth troweled water table around the entire house, with stucco above. All gables above the belt course, also the roof is shingled with Winthrop tapered asphalt shingles. The house is insulated on the inside of all outside walls, including ceiling with half-inch insulite, used as a plaster base in place of lath. Hot water heat or hot air can be installed and good results can be obtained from either in this type of a bungalow. Price for one complete set of plans, details, specifications and lumber list. . . . . \$15.00 Additional sets, each. . . . . 3.00

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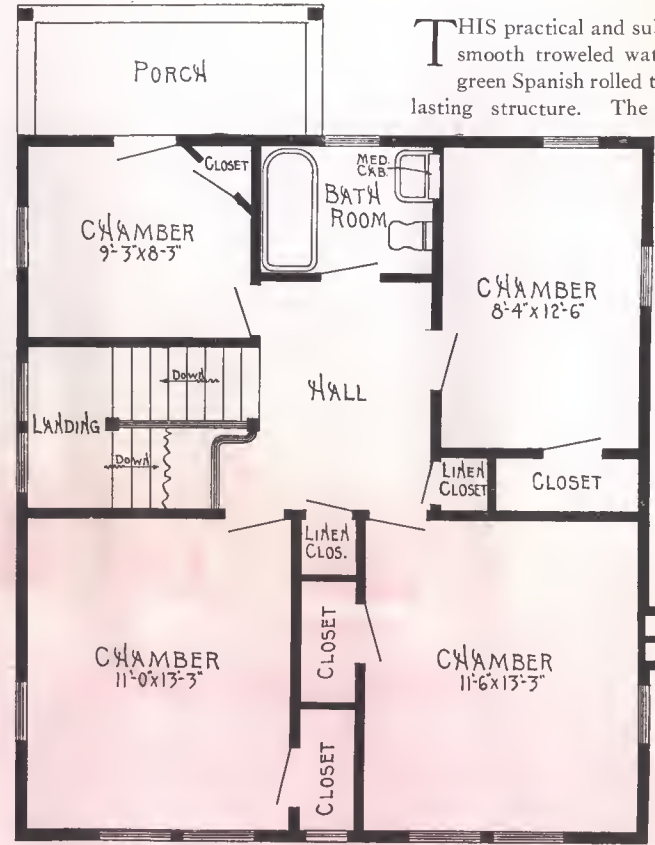
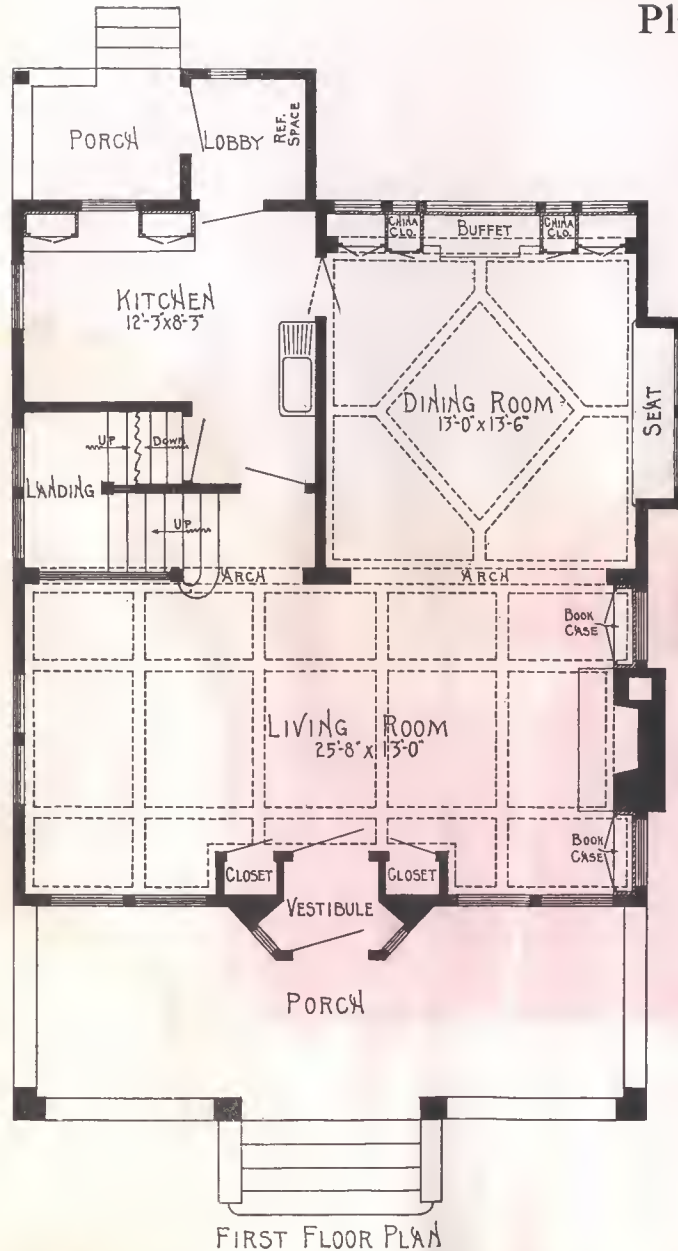




Design No. 103



## Plan and Description for Design No. 111



THIS practical and substantial house is 26½ by 28 feet, with smooth troweled water table, stucco walls and eaves, and green Spanish rolled tile roof, which produces a beautiful and lasting structure. The interior planning is most perfect, every inch of floor space being utilized. The large living room with magnificent arch details leading to staircase and dining room, also buffet and china closets in the rear of dining room produces a superb appearance. This house has a side grade entrance giving easy access to the basement. The living room and dining room is finished in quarter sawed oak, old English finish, or birch stained mahogany; the kitchen in birch, white enameled. The second floor room arrangement is most perfect, having an outside porch which can be used as a sleeping porch and is also convenient for airing bedding. It has all necessary perquisites that will be found in modern up-to-date houses. The house is insulated on the inside of all outside walls including second floor ceiling with half-inch insulite, used as a plaster base in place of lath. The basement is fully equipped with all modern conveniences. Hot water heat with ample radiation is provided.

Price for one complete set of plans, details, specifications and lumber list . . . . . \$22.50  
Additional sets, each. . . . . 3.00

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Design No. 111

## Plan and Description for Design No. 119

THIS bungalow with cobble stone porch and pergola effect is 28 by 39 feet, exclusive of sun room. It is strictly a southern California type and has a very striking rustic appearance, affording an opportunity to beautify by the proper planting of roses and ramblers over the piazza and pergola. The interior arrangement is most perfect, having the large living room with fireplace in center, and connecting to the sun room with accordion French doors. There is a massive bookcase arch leading to dining room which contains a twelve foot buffet and china closets. The planning of the kitchen, bathroom and chambers all leading to and connecting with a center hall is a desirable feature for privacy as well as for convenience. The dimensions of chambers are such as to permit re-arrangement and setting of furniture in various positions. The kitchen is arranged so as to provide ample space for stove, table and chairs, with built-in kitchen cabinet having shelves, drawers, bins and refrigerator space for outside icing. The bathroom has modern plumbing fixtures and tile floor, also medicine cabinet with mirror. The woodwork in living room and dining room may be oak, finished old English or fir, stained in dark brown shade or birch, stained mahogany. The sun room may be birch or fir, finished in old ivory. Kitchen, bathroom, chambers and rear hall should have birch, finished in white enamel, with mahogany stained doors. The house is insulated on the inside of all outside walls, including ceiling with half-inch insulite, used as a plaster base, in place of lath. Basement under entire house, including sun room, having dust-proof coal bin, laundry with tubs and floor drain, and vegetable cellar with shelves and bins. Hot water heat with sufficient radiation to heat all rooms, including sun room, is preferable. The exterior has a smooth troweled water table extending around entire house, except porch, heavy lap siding being used from water table to window level and four-inch lap siding thence to belt course with Winthrop tapered asphalt shingled gables and roof.

Price for one complete set of plans, details, specifications and lumber list for this design. . . . . \$25.00  
Additional sets, each. . . . . 3.00

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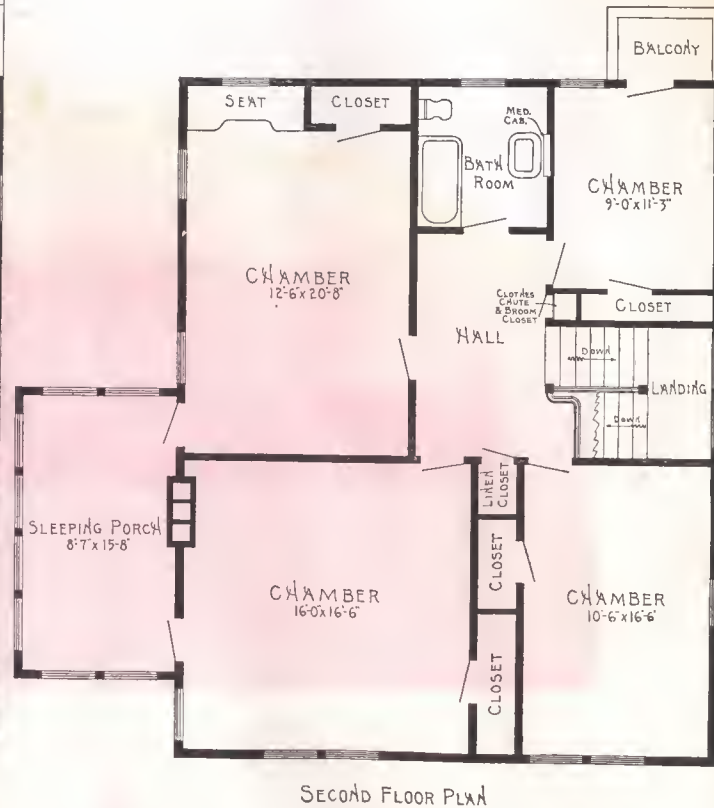
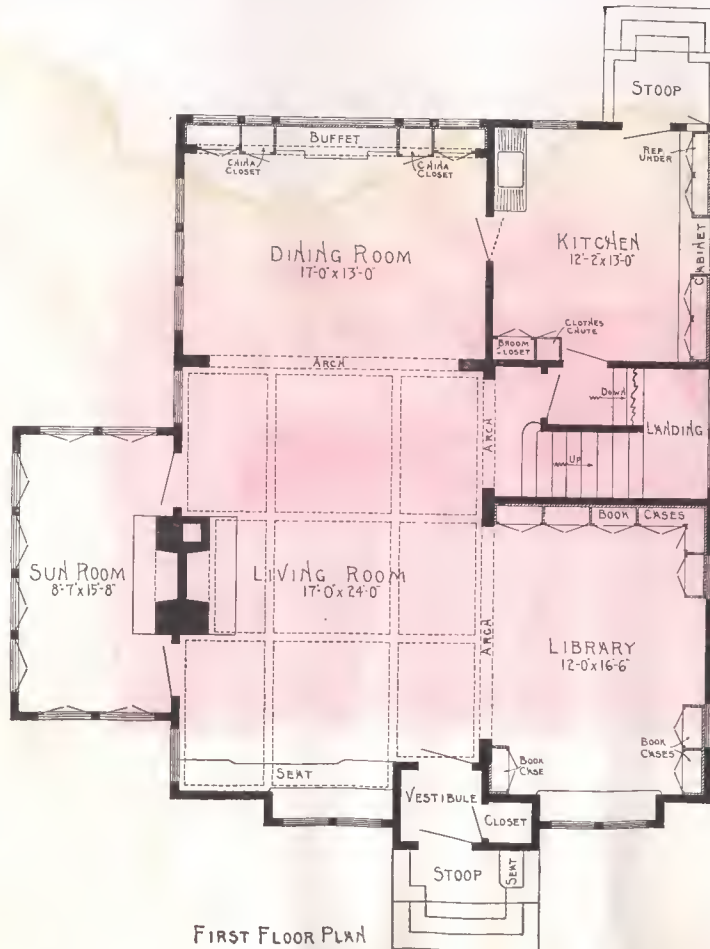
Design No. 119

## Plan and Description for Design No. 127

THIS magnificent house, size  $30\frac{1}{4}$  by  $38\frac{1}{4}$  feet, exclusive of sun room is of southern California style of architecture, producing a palatial appearance, interior and exterior. On exterior walls from the smooth troweled water table to and including underside of eaves, stucco is used. The roof is Spanish rolled tile which adds wonderfully to the exterior effect. Winthrop tapered asphalt shingles are recommended in case tile is not desired. The interior has a large living room with grand staircase, sun room and library to the sides and the dining room to the rear. There are magnificent fireplaces provided for in the living room, also in the sun room. Detailed Gothic arches with book cases, beamed ceilings in dining and living rooms, buffet and china closets, producing a most beautiful effect. The kitchen is finished in white enamel with all modern conveniences. The second floor has four spacious chambers and sleeping porch, with a center

hall leading to all chambers and bathroom. There is also provided a rear balcony for airing bed clothes, clothes chute and broom closet, linen closet, and the latest plumbing fixtures in bathroom including tile floor making a most convenient and practical arrangement complete in every detail, thereby reducing the housewife's labor to a minimum. The finish is birch, white enameled with mahogany one panel doors. The house is insulated on the inside of all outside walls including second floor ceiling with half-inch insulate, used as a plaster base, in place of lath. Every modern facility is provided for in the basement. Hot water heat with ample radiation is provided for in the plans.

Price for one complete set of plans, details, specifications and lumber list ..... \$35.00  
Additional sets, each ..... 3.00



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Design No. 127

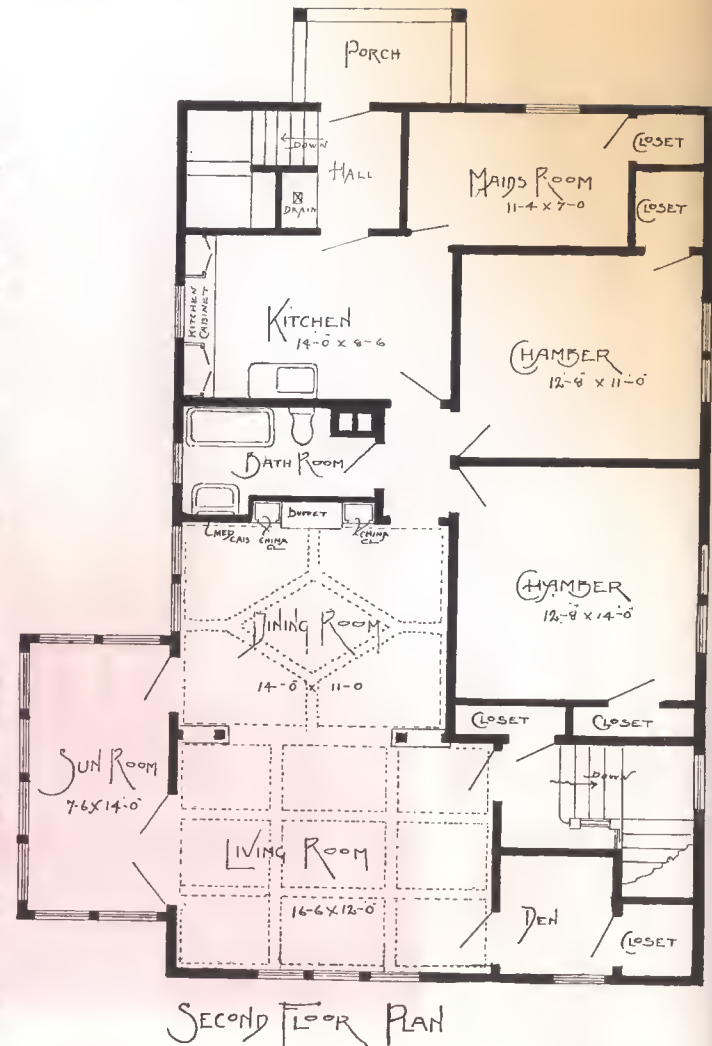
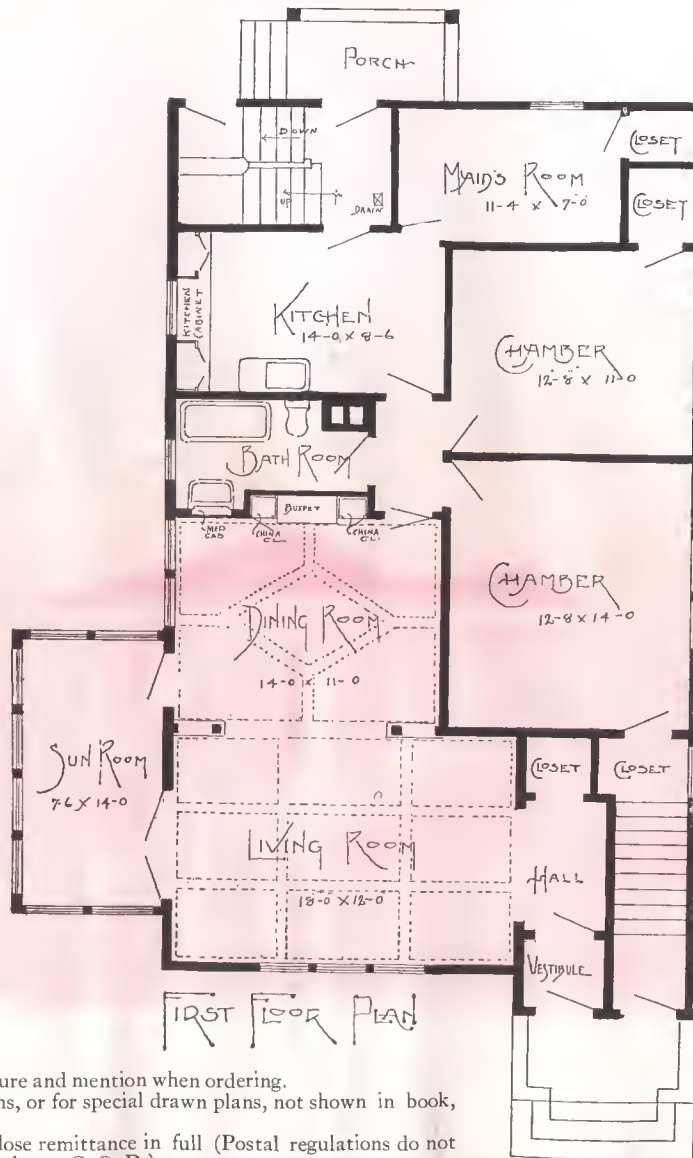


## Plan and Description for Design No. 135

THIS duplex is 28½ by 46 feet, exclusive of sun room. The exterior effect gives it the appearance of a single mansion, so much desired in duplex construction. Stucco is used from water table to and including cornice. Winthrop tapered asphalt shingles are used on the roof. The interior arrangement is all that can be desired. A critical examination of the plan will convince the most skeptical that no betterment, if any, can be obtained. The house is insulated on the inside of all outside walls including second floor ceiling with half-inch insulite, used as a plaster base, in place of lath. Hot water heat is provided for.

Price for one complete set of plans, details, specifications and lumber list . . . \$37.50

Additional sets, each 3.00



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Design No. 135

## Plan and Description for Design No. 151

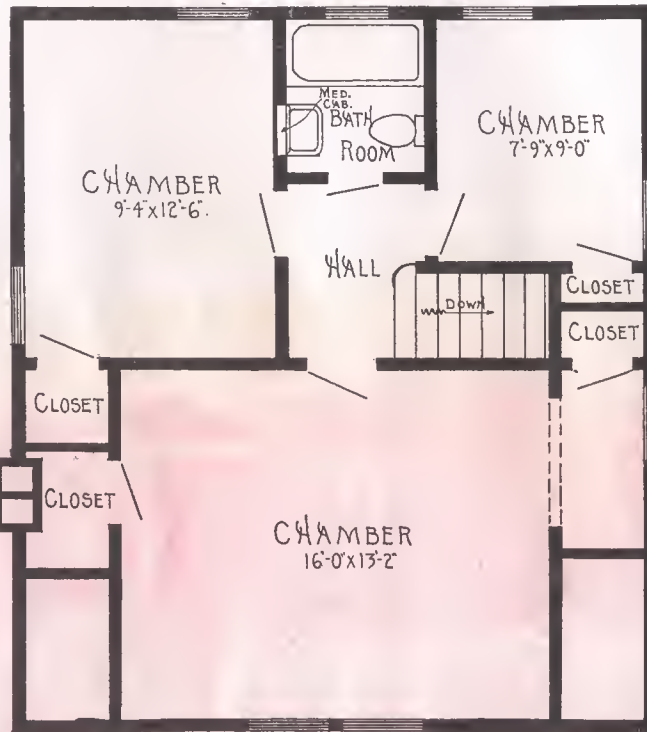
THIS attractive semi-bungalow is 24½ by 26 feet, exclusive of sun parlor. A 27-inch cement water table extends around entire house, with stucco from water table to belt course, also on front dormer. Winthrop tapered asphalt shingles are used on the side gables and roof. 9-foot 2-inch ceilings are provided for on first floor and full 8-foot

2-inch ceilings on second floor, no corner cut-off, with absolutely no waste space anywhere, has large living room across the entire front, with French windows and door leading to sun parlor, brick fireplace; bookcases in arch opening; Gothic arches with special detail; large 13-foot buffet and china closet in dining room with windows at back giving it a grand appearance, and beamed ceilings in both living and dining rooms. The woodwork in these rooms is select oak, finished either in old English or fumed; the balance of the house is common birch, finished either white enamel or natural. French windows in sun parlor and street car windows in sleeping porch. The house is insulated on the inside of all outside walls including second floor ceiling with half-inch insulate, used as a plaster base, in place of lath, making it warm in winter and cool in summer. Concrete foundation under entire house and laundry in basement. The house, including sun room, is heated with hot water. Modern plumbing fixtures are provided for, tile floor in bathroom, side entry leading to basement and side hall.

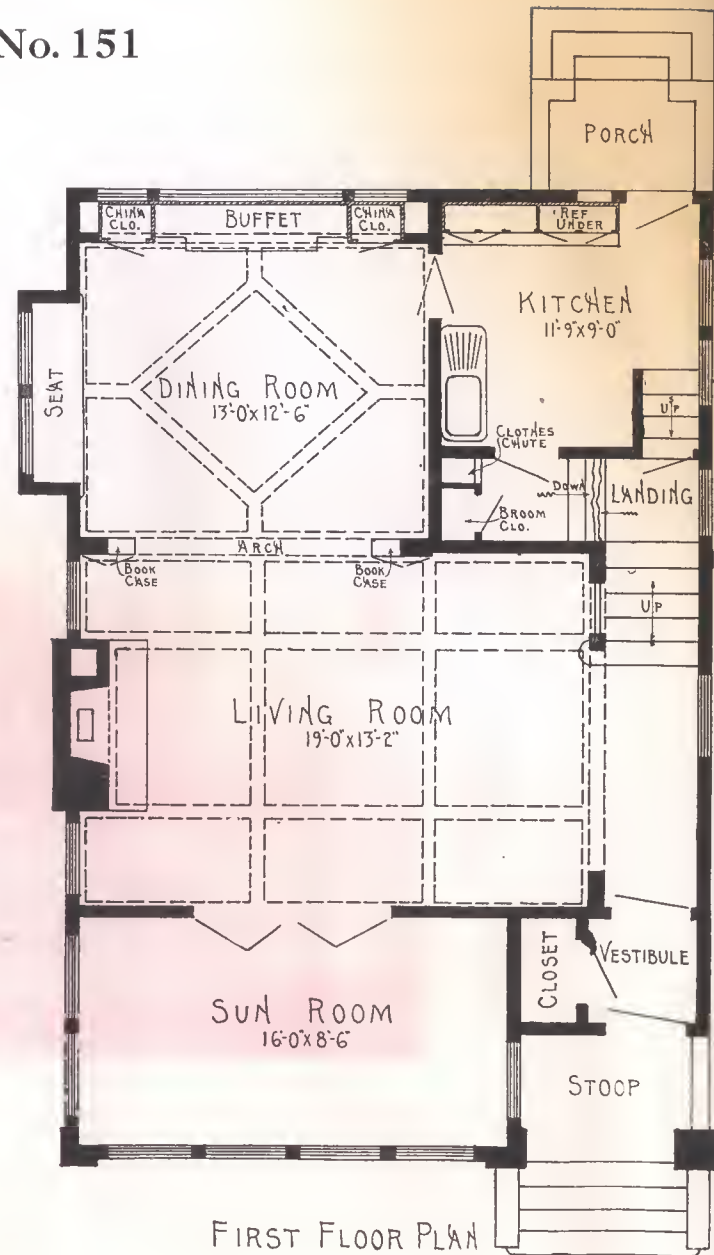
Price for one complete set of plans, details, specifications and lumber list. . . . . \$25.00  
Additional sets, each . . . . . 3.00

If plans are desired reversed, be sure and mention when ordering.

For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.



SECOND FLOOR PLAN



FIRST FLOOR PLAN





Design No. 151

## Plan and Description for Design No. 159

THE bungalow here shown is 28 by 36 feet. The exterior is very artistic and presents a cozy and homelike appearance. The recessed porch makes it more economical in construction. The gabling effect at front is very unique. Drop siding is used from water table to underside of windows with stucco on the remaining portion. Winthrop tapered asphalt shingles are used on the roof. One feature of the living room in this bungalow is that a large number of windows have been provided for, which gives an abundance of light and lends cheerfulness. There is a book case arch between living room and dining room, the detail of which is very handsome. The dining room has buffet and china closets with arch extending over same to match the bookcase arch procuring a harmonious appearance. The hall connecting chambers and bathroom affords privacy and convenience. There is also ample closet space, with linen closet in hall. The living room and dining room may be finished in fir, stained walnut, in oak, finished old English or birch, stained mahogany or finished old ivory, any of which will be most pleasing. The chambers, bathroom and center hall should be finished in birch, white enameled, with doors stained mahogany. The kitchen may be finished in fir or birch, either natural or white enameled. The house is insulated on the inside of all outside walls, including ceiling, with half-inch insulite, used as a plaster base, in place of lath. A seven foot basement extends under the entire house with all necessary conveniences and equipment, such as laundry, with tubs and floor drain, vegetable cellar with shelves and bins, also dust proof coal bin. Hot air or hot water heat can be used to good advantage.

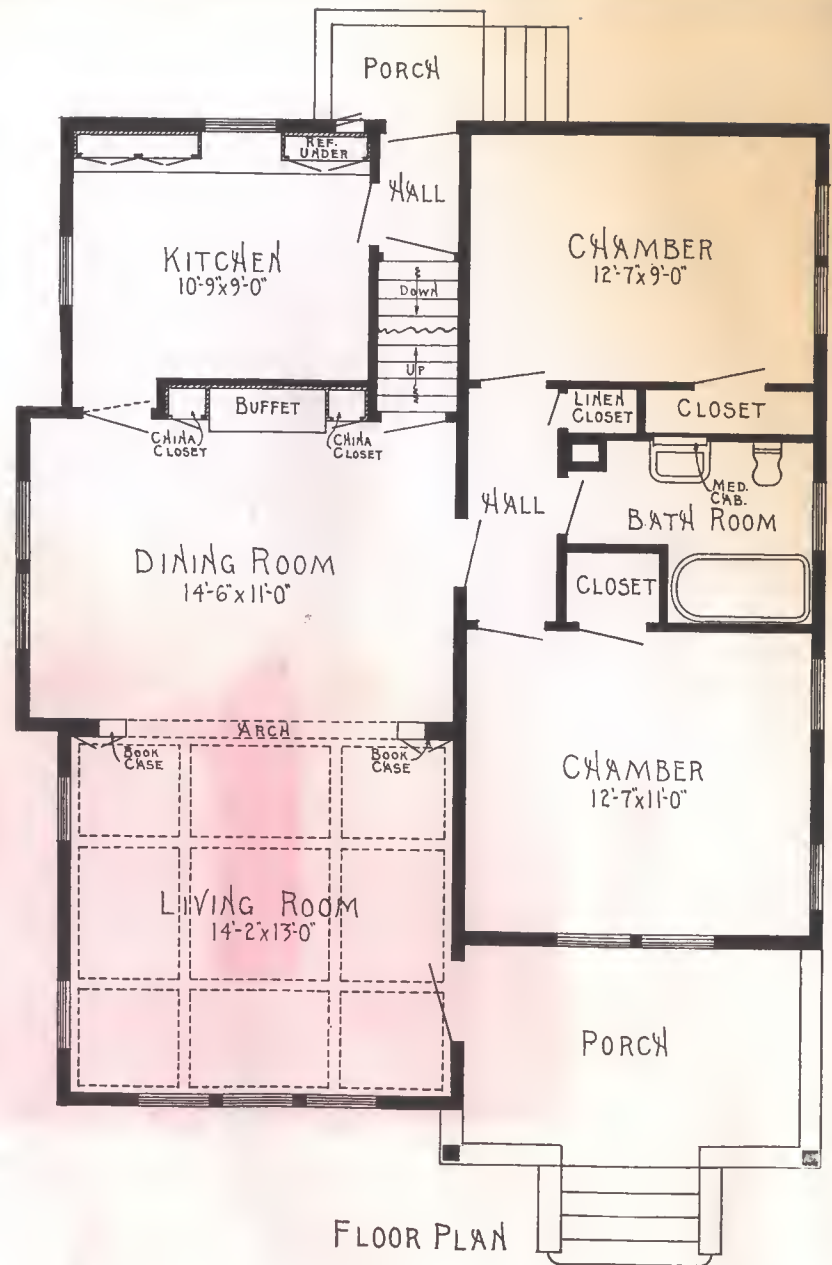
Price for one complete set of plans, details, specifications and lumber list . . . \$17.50

Additional sets, each . . . . . 3.00

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For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.

When ordering plans, kindly enclose remittance in full (Postal regulations do not permit shipment of plans, parcel post C. O. D.)





Design No. 159



# Plans and Descriptions for Designs Shown on Opposite Page

THE houses shown on opposite page are homes of moderate cost, being simple in construction, yet artistic and convenient in arrangements and embodying the features found in the more expensive homes, filling a long felt want for newlyweds and small families. Considering the small ground area, good results have been obtained as will be observed by careful study of floor plans.

**Design No. 182** This bungalow is 22½ by 26 feet, the exterior being very simple and still presenting an attractive appearance. The interior has a good compact arrangement, giving rooms of good dimensions. If necessary, a room could be provided in attic.

**Design No. 167** This bungalow is 26 by 32 feet including porch. The exterior has a cozy homelike style, the recessed porch and bay window add comfort and cheeriness. The interior has a superb arrangement. There is a center hall connecting dining room, chambers, bathroom and kitchen, making it very convenient for the housewife. There is a grade entry provided at the rear to the kitchen and basement.

**Design No. 191** This bungalow is 26 by 31 feet, exclusive of sun room. The exterior is all that the word nifty implies. The sun room effect in front of this bungalow adds a tone of superiority. The interior plan is perfect, its arrangement being very practical and strictly up-to-date, provision having been made for all necessary features.

**Design No. 207** This bungalow is 24 by 30 feet. The simplicity of the exterior construction is the keynote of this house as it still embodies correct architectural lines. Considering the floor area, everything possible has been accomplished as regards the interior arrangement which is provided with five rooms and bath, having sufficient closet room and basement stair space.

All of these houses have a basement under entire house and modern conveniences therein may be installed; they are all of frame construction and insulated with half-inch insulate on the inside of all outside walls, including ceiling, thereby eliminating the use of lath and lathing, and insuring warmth and stability. Winthrop tapered asphalt shingles are used on the side gables and roof. Hot water or hot air may be used for heating.

The interior finish may be fir, birch or oak and can be stained walnut, old English or white enameled. Just as beautiful effects can be carried out in these homes as in the larger and more expensive ones by installing buffet and china closets, bookcase arches and beamed ceilings. Kitchens are provided with cabinets having shelves, drawers, bins, cupboards and refrigerator space for outside icing.

Prices for one complete set of plans, details, specifications and lumber list.

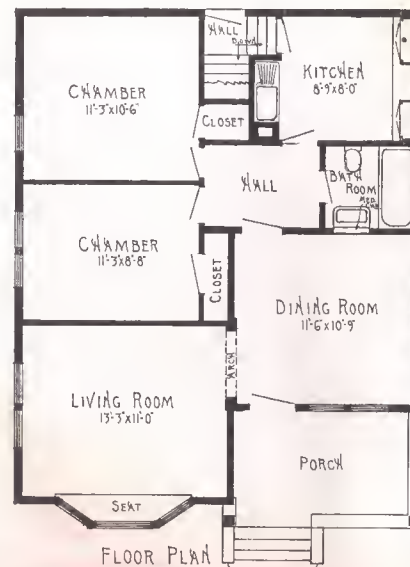
Design No. 182.....	\$12.50
Design No. 167.....	17.50
Design No. 191.....	17.50
Design No. 207.....	12.50
Additional sets each.....	3.00

If plans are desired reversed, be sure and mention when ordering.

For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.

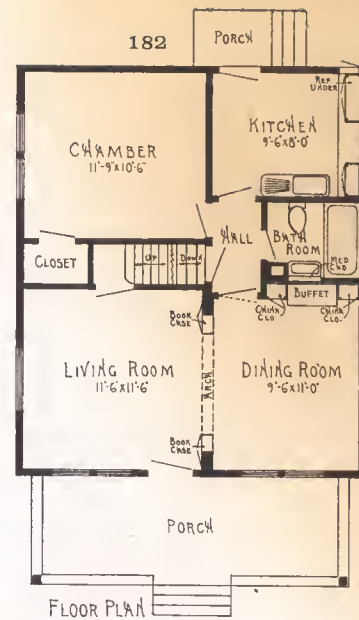
When ordering plans, kindly enclose remittance in full (Postal regulations do not permit shipment of plans, parcel post C. O. D.)

167

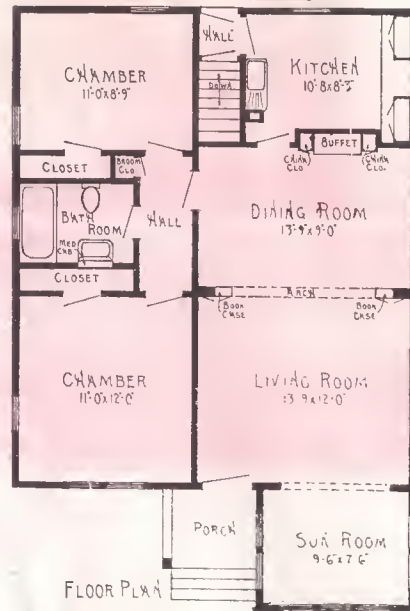


FLOOR PLAN

182

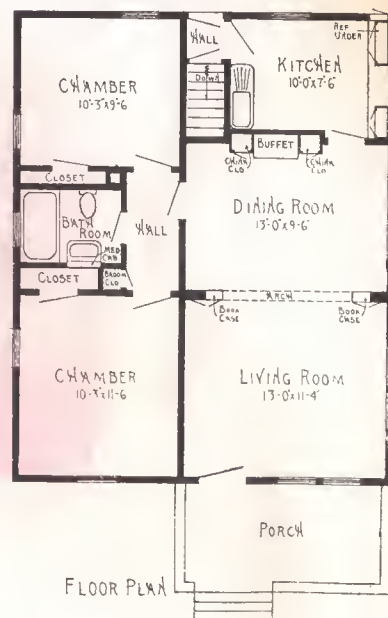


FLOOR PLAN



FLOOR PLAN

191



FLOOR PLAN

207

Design No. 167



Design No. 182



Design No. 191

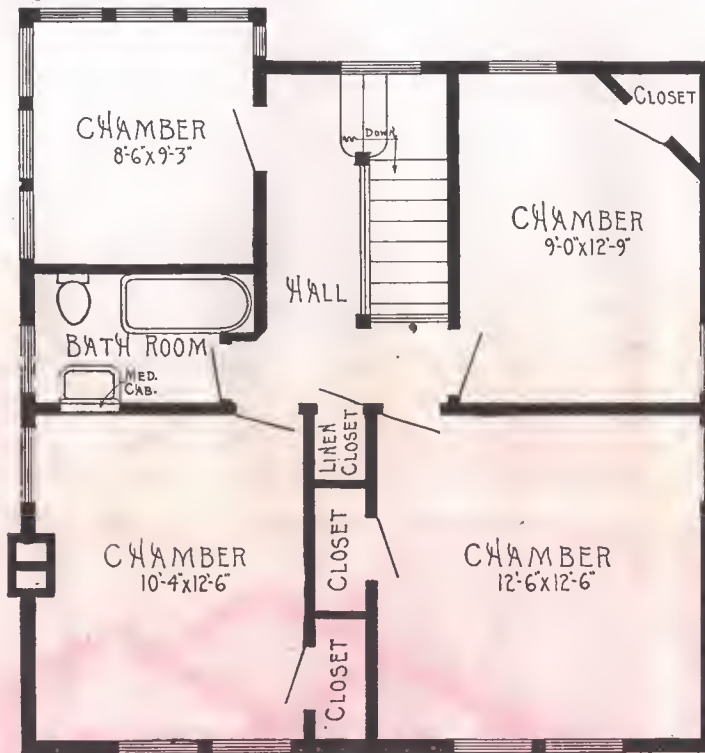


Design No. 207



## Plan and Description for Design No. 215

THIS attractive semi-bungalow is 26½ by 26½ feet, exclusive of sun room, and is a very popular and magnificent design, having sun room and porch. The plans provide for a 27-inch cement water table extending around entire house with stucco from water table to belt course. Winthrop ta-



SECOND FLOOR PLAN

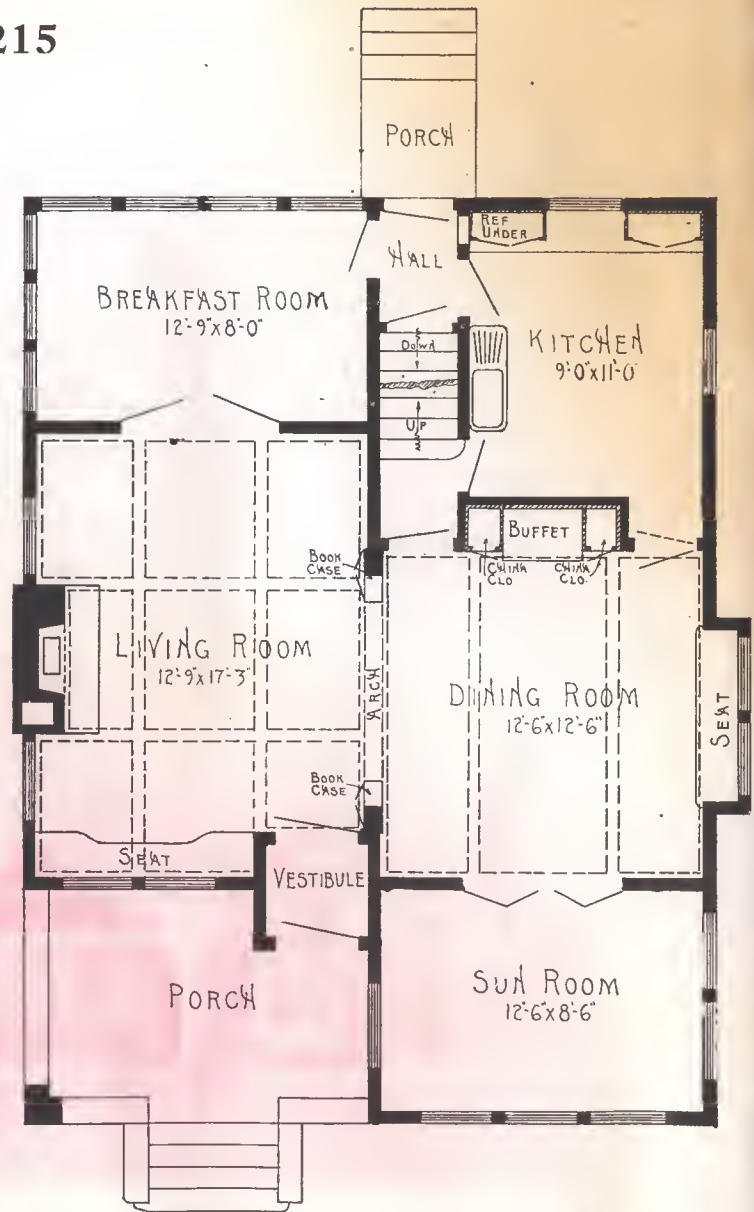
pered asphalt shingles are used on the side gables and roof. The interior, considering ground area, is spacious and magnificent. The ample size living room with fireplace, beamed ceiling, window seat, French doors leading to breakfast room, Gothic bookcase arch leading to dining room, which room, fitted with buffet and china closets, window seat and beamed ceilings, also French accordion doors leading to sun room, produces a magnificent and practical appearance. The living room and dining room should be finished in oak, old English, or birch stained mahogany. The sun room and breakfast room may be finished in birch, old ivory or French gray. Entry from kitchen to stairway is a desirable feature. The second floor arrangement is compact and complete as plan will disclose. The finish on this floor should be birch, white enameled, with doors stained mahogany. The house is insulated on the inside of all outside walls including second floor ceiling with half-inch insulite, used as a plaster base, in place of lath. Basement extends under entire house, fitted with all necessary and convenient equipment. Hot water heat is recommended.

Price for one complete set of plans, details, specifications and lumber list for this design . . . . . \$22.50

Additional sets, each . . . . . 3.00

If plans are desired reversed, be sure and mention when ordering.

For alterations or changes in plans, or for special drawn plans, not shown in book refer to page three.



FIRST FLOOR PLAN

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Design No. 215

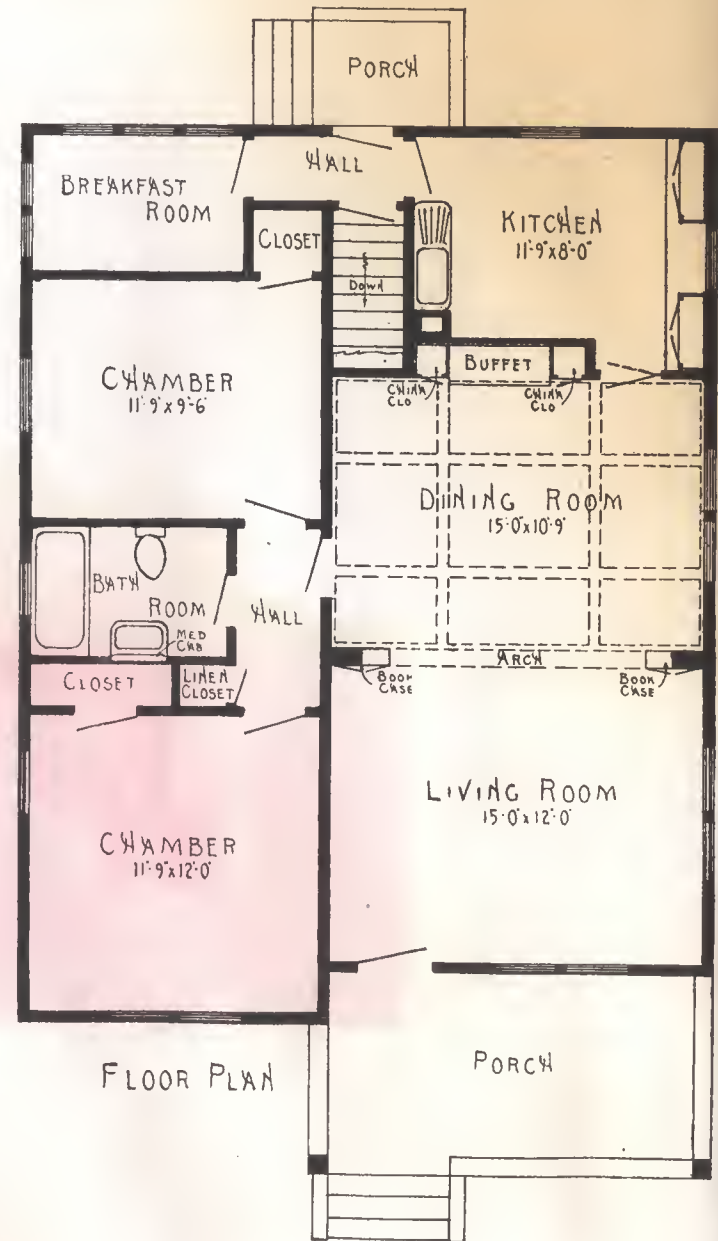
## Plan and Description for Design No. 224

THIS bungalow is 28 by 36 feet. The exterior, while simple in construction, has broad and plain lines and is very neat and attractive. A cement water table extends around entire house with stucco above, including cornice. Winthrop tapered asphalt shingles are used on the roof. The interior is very complete and compact, every inch of floor space having been utilized. The breakfast room shown in this plan can also be used as a sleeping porch. A massive Gothic bookcase arch connects living room and dining room, the latter named room having beamed ceiling and buffet and china closets, which features present a homelike and comfy appearance. The center hall connects chambers with bathroom, giving a privacy so much desired for sleeping apartments. The finish in living room and dining room may be oak, finished old English, or birch, old ivory or stained mahogany. The kitchen, halls, breakfast room, chambers and bathroom should be finished in birch, white enameled and the doors stained mahogany. The house is insulated on the inside of all outside walls, including ceiling with half-inch insulite, used as a plaster base, in place of lath. Basement extends under entire house and is provided with laundry tubs, vegetable cellar and dust-proof coal bin. Hot water or hot air can be used for heating.

Price for one complete set of plans, details, specifications and lumber list . . . . . \$15.00  
Additional sets, each . . . . . 3.00

If plans are desired reversed, be sure and mention when ordering.

For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.

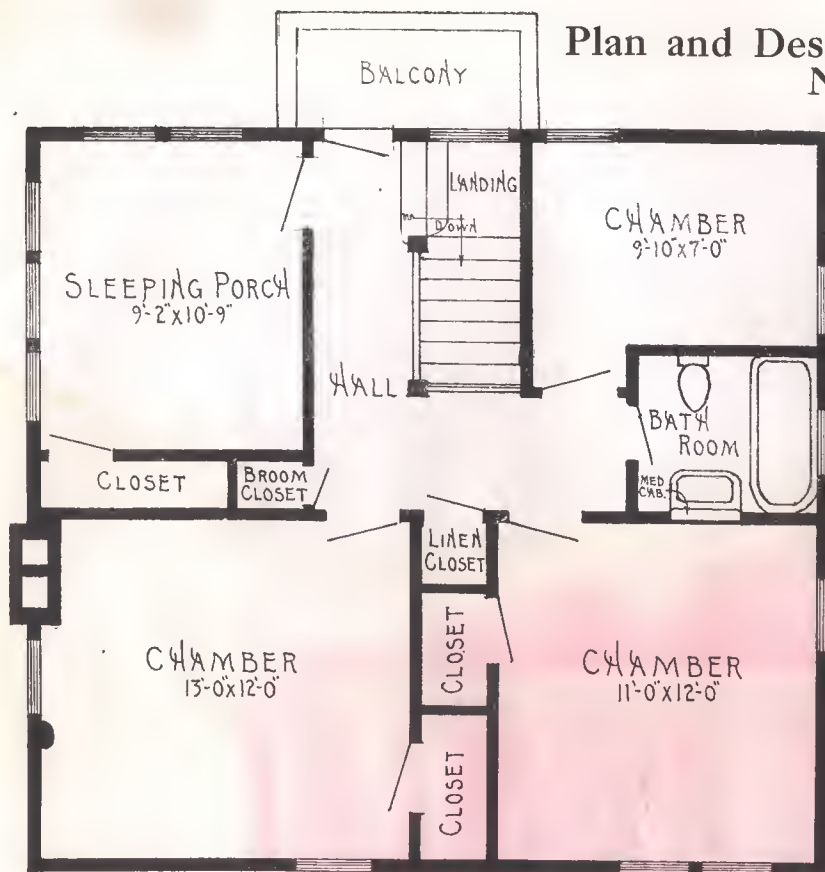




Design No. 224

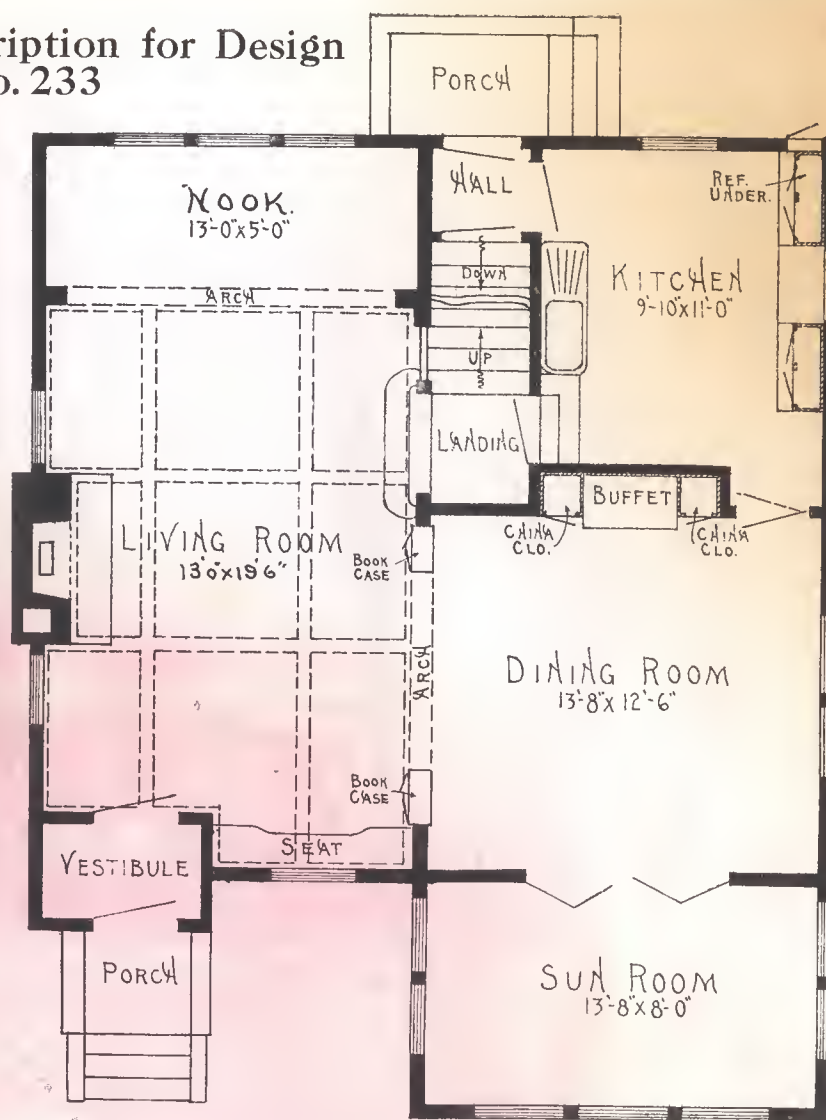


## Plan and Description for Design No. 233



SECOND FLOOR PLAN

THIS house is 28 by 26 feet, exclusive of sun room. While this has been termed a house, it also presents a bungalow effect. The exterior appearance is very attractive and distinctive from other architectural designs. A brick base and cement water table extends around the entire house with stucco from water table to belt course. Batten boards are used above. Winthrop tapered asphalt shingles are used on the roof. The interior is very unique in arrangement, having a large living room with Gothic arch nook in rear, fireplace, special detailed arch leading to dining room and staircase, buffet and china closets in dining room and French accordion doors leading to sun room, making a magnificent and homey arrangement. The finish in these rooms may be fir, stained walnut, oak, finished old English, birch or old ivory. Entry is made from kitchen to stairway. The second floor arrangement is difficult to surpass. Provision is made for sleeping porch and an outside balcony for airing bedding. The finish on this floor should be birch, white enameled and mahogany stained doors. The house is insulated on the inside of all outside walls including second floor ceiling with half-inch insulite, used as a plaster base, in place of lath. Basement extends under entire house, including sun room, and has



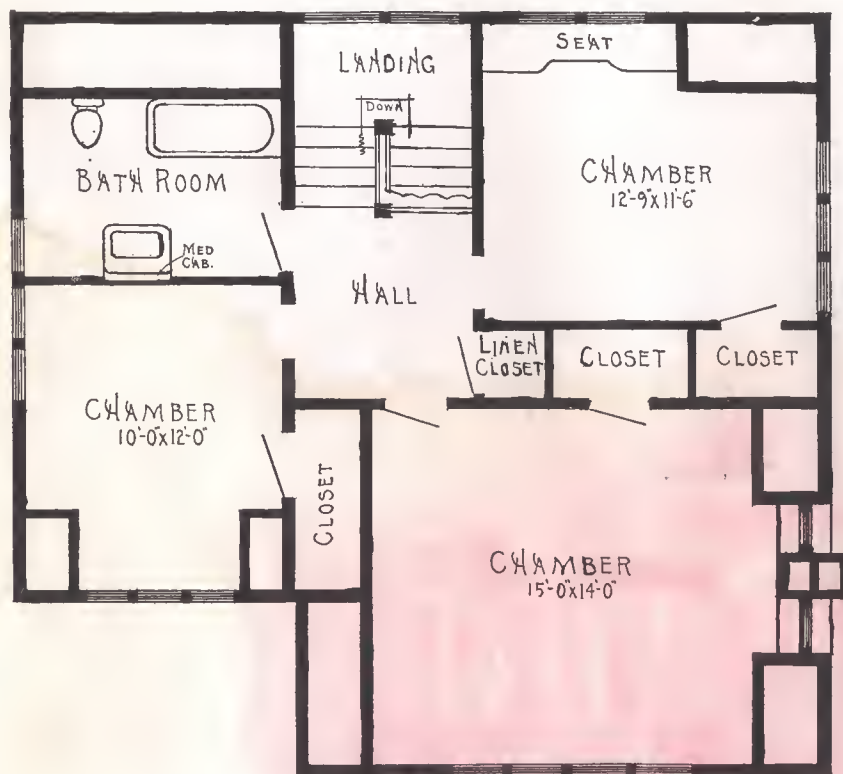
FIRST FLOOR PLAN

all necessary conveniences. Hot water heat with ample radiation is recommended. Price for one complete set of plans, details, specifications and lumber list. . . . . \$20.00  
Additional sets, each . . . . . 3.00  
If plans are desired reversed, be sure and mention when ordering.  
For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.

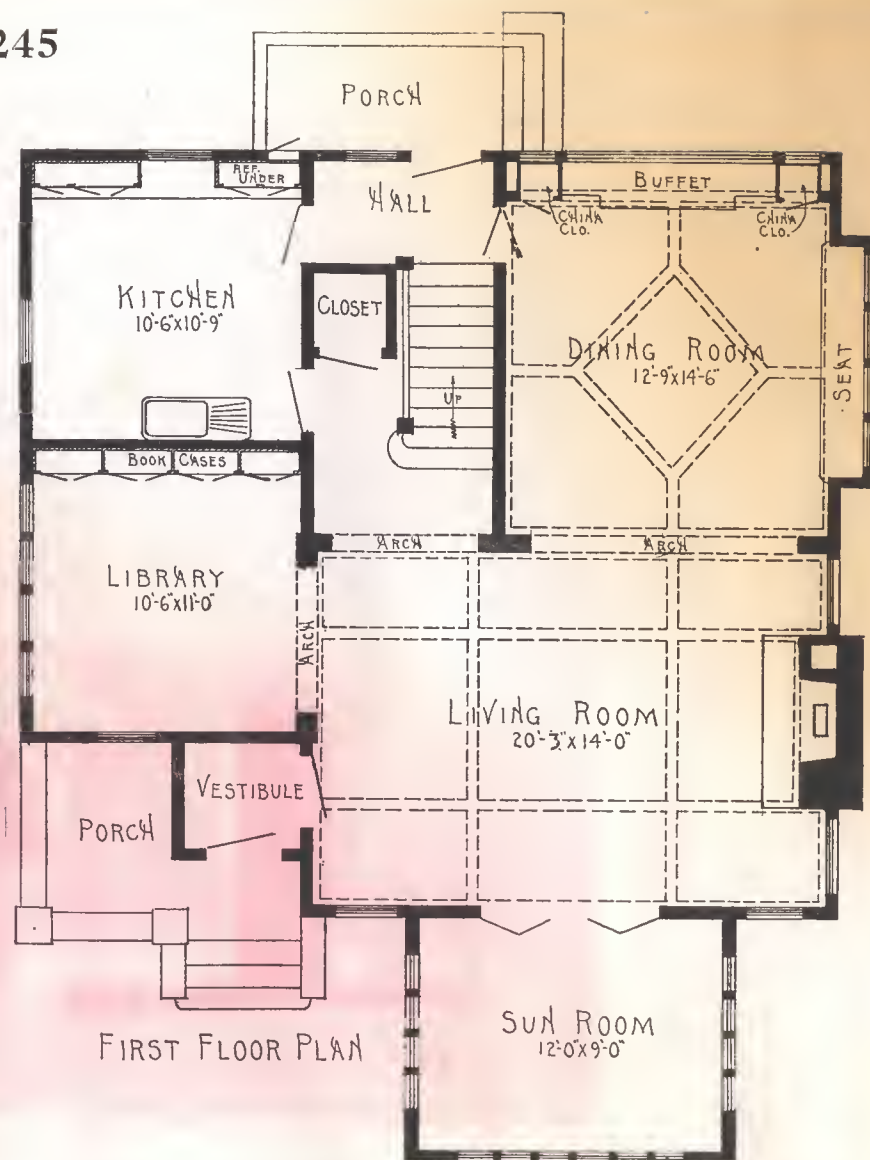


Design No. 233

## Plan and Description for Design No. 245



SECOND FLOOR PLAN



FIRST FLOOR PLAN

THIS magnificent house is 32 by 30 feet, exclusive of sun room. It is of modern Italian architecture. The exterior walls are stucco. The roof is Spanish rolled tile. This house with proper setting is very unique and beautiful and with the Oriental coloring effect as shown in picture presents a sharp contrast to any other architectural design. The first floor arrangement is most superb both as to beauty and practicability, the large living room with a huge fireplace, French accordion doors opening into sun room, massive Gothic arches leading to library, dining room and grand staircase, bookcases in library, paneled window seat, buffet and china closets at rear of dining room, with arch extending over same, also beamed ceilings in living room and dining room, all of which have special details and the effect produced is marvelous and presents a palatial appearance. These rooms may be finished in mahogany veneer, quarter sawed oak, or birch, old ivory. The kitchen is finished in birch, white enameled and is provided with kitchen cabinet with refrigerator space for outside icing. The chambers on second floor are all that could be desired, and have ample closet space. The finish throughout on this floor is birch, white enameled and doors stained mahogany. The house is insulated on the inside of all outside walls including second floor ceiling with half-inch insulite, used as a plaster

base, in place of lath. A seven foot basement extends under entire house with all modern and necessary requirements. Hot water heat is recommended.

Price for one complete set of plans, details, specifications and lumber list ..... \$37.50  
Additional sets, each ..... 3.00

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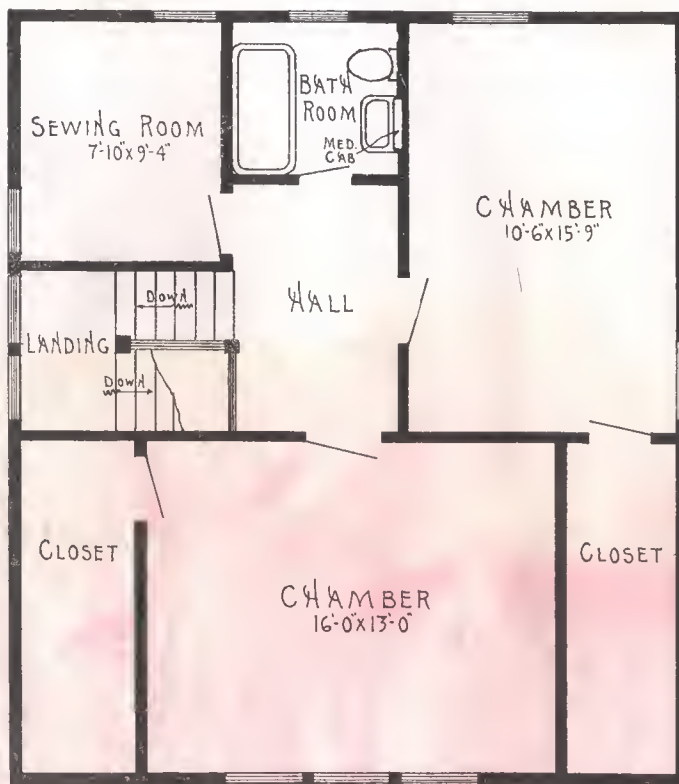




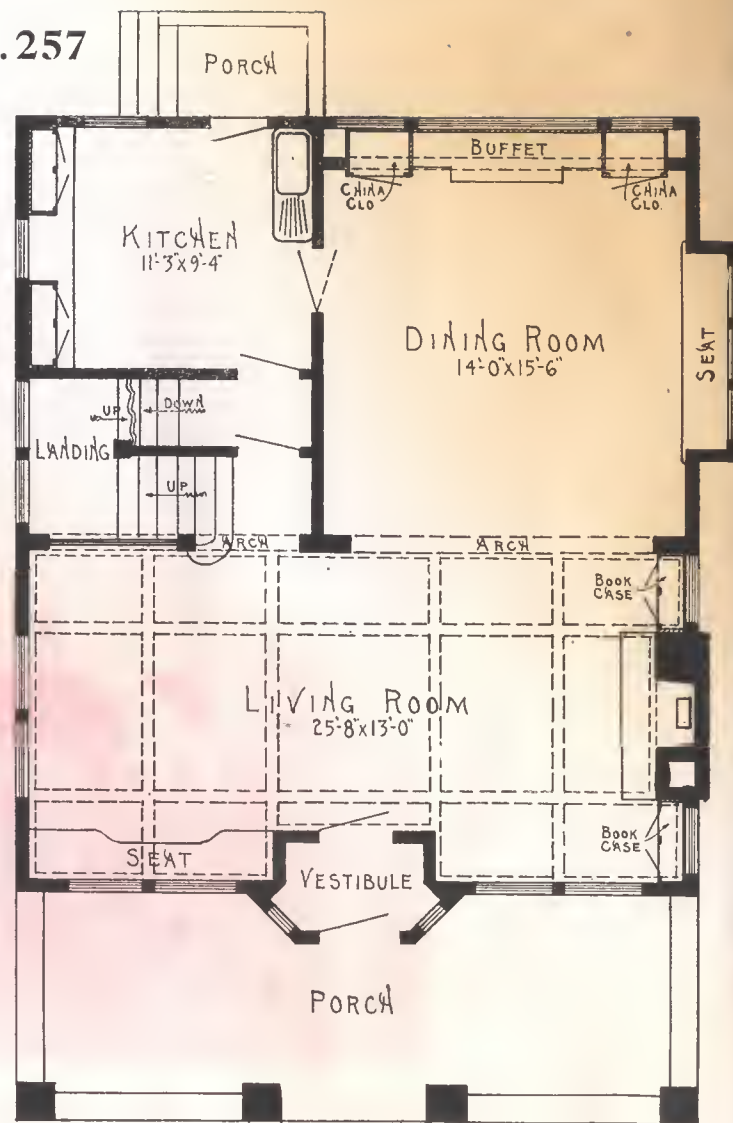
Design No. 245

THIS semi-bungalow is 26½ by 30 feet and is a very popular and attractive design. The plans provide for a 27-inch water table extending around entire house, with stucco from water table to belt course. Winthrop tapered asphalt shingles are used on the side gables and roof. The feature of the interior is the large living room across entire front of the house with a huge fireplace and built-in bookcases on each side, also magnificent Gothic arches leading to grand staircase and dining room and the fourteen foot buffet and china closets at rear of dining room, this room is also provided with a paneled window seat. All of these features contribute in making an artistic and striking appearance. The finish in these rooms can be oak, finished old English or old ivory. The kitchen is finished in birch, white enameled and is fitted with all necessary equipment. The chambers on second floor are full height ceilings and are of good dimensions with large area for closet room. The finish on this floor is birch, white enameled with doors stained mahogany. The house is insulated on the inside of all outside walls including second floor ceiling with half-inch insulate, used as a plaster base, in place of lath. Basement extends under entire house with grade door at side. The basement is equipped with laundry tubs, vegetable cellar and dust-proof coal bin with cast iron coal chute. Hot water heat with ample radiation is recommended.

## Plan and Description for Design No. 257



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Price for one complete set of plans, details, specifications and lumber list. . . . . \$20.00

Additional sets, each. . . . . 3.00

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For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.



Design No. 257



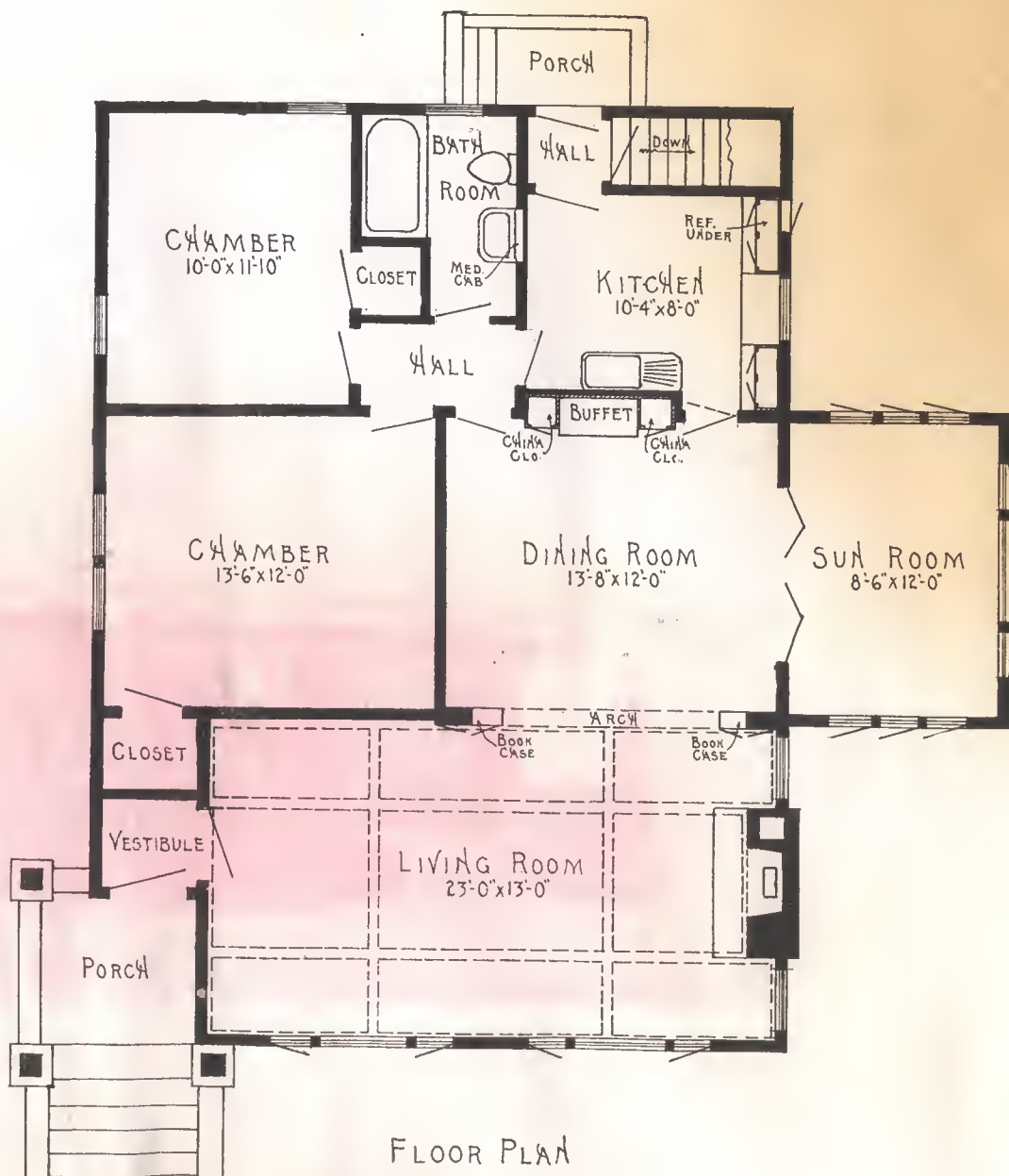
## Plan and Description for Design No. 310

THIS bungalow is  $28\frac{1}{2}$  by  $38\frac{1}{2}$  feet, exclusive of sun room, and with proper setting, this house will present a wonderful appearance. The simplicity in design produces a structure of stability. A cement water table extends around entire house, with stucco above, including cornices. Winthrop tapered asphalt shingles are used on the roof. The interior arrangement is beautiful and practical. A spacious living room extends across entire front of house, having a huge fireplace, beamed ceiling, and Gothic bookcase arch leading to dining room, which room has buffet and china closets and French accordion doors leading to sun room. The center hall connecting bathroom, chambers and kitchen is a perfection of utility. The finish in the living room and dining room may be fir, stained walnut, quarter sawed oak, finished old English or birch, stained mahogany. The sun room should be finished in birch, old ivory or French gray. The finish in remaining rooms should be birch, white enameled and doors stained mahogany. The house is insulated on the inside of all outside walls, including ceiling, with half-inch insulite, used as a plaster base, in place of lath. A seven foot basement under entire house, including sun room, is equipped with laundry tubs, the vegetable cellar and dustproof coal bin are located under sun room. Hot water heat with ample radiation is recommended.

Price for one complete set of plans, details, specifications and lumber list ..... **\$22.50**  
Additional sets, each ..... **3.00**

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For alterations or changes in plans, or for special drawn plans, not shown in book, refer to page three.



FLOOR PLAN



Design No. 310

## Plans and Descriptions for Designs Shown on Opposite Page

THE bungalows shown on opposite page are homes of medium cost, being simple in construction and at the same time retaining an artistic appearance. The interiors are very well proportioned and conveniently arranged and are all that could be desired considering ground area.

**Design No. 359** is 26 by 36 feet. The exterior is strictly a southern California type of bungalow, shingles and siding being used on walls. The porch and pergola extending across entire front gives it a nifty appearance. The feature of this exterior arrangement is that three sleeping rooms have been provided, which is seldom accomplished in planning a house of this size. The living room, dining room and kitchen arrangement is very convenient and effective.

**Design No. 341** is 28 by 36 feet, exclusive of sun room. The exterior design is very unique. A 27-inch water table extends around the entire house, above which is stucco. The big feature of the interior arrangement is the large living room with fireplace, beamed ceiling, French accordion doors leading to the sun room and massive Gothic arch leading to dining room, which room is provided with large buffet and china closets, all of which features contribute in producing a grand appearance. The kitchen, chambers, bathroom and rear hall are arranged very conveniently and complete.

**Design No. 381** is 24 by 32 feet. The exterior is simple in construction and still retains good architectural lines. Stucco is used to the window sills, and stained shingles above. Considering the ground area the interior is extraordinarily well arranged and fair sized rooms have been obtained. It also embodies features found in larger houses, such as fireplace, Gothic bookcase arch and buffet and china closets which present a comfy appearance.

**Design No. 400** is 26 by 34 feet. The porch and piazza in front add wonderfully to its exterior appearance. Siding is used from the foundation to belt course and shingles on the gables. The interior plan is most perfect and complete, nothing being omitted to insure comfort and convenience. Two rooms could be provided on second floor at a slight additional expense.

All of these bungalows have a basement under entire house, fitted with laundry tubs, vegetable cellar and dust-proof coal bin.

Winthrop tapered asphalt shingles are used on the roofs and on the side gables where shingles are shown. The interior finish may be fir, birch or oak and can be stained walnut, old English, ivory or white enamel. The details of the arches, bookcases, buffets and china closets and fireplaces are magnificent. The kitchen cabinets are complete in every manner and are provided with refrigerator space for outside icing. No mention is made of the plumbing fixtures as they can be selected to suit the owner. The house is insulated on the inside of all outside walls, including ceiling, with half-inch insulite, used as a plaster base, in place of lath. Hot water or hot air may be used for heating.

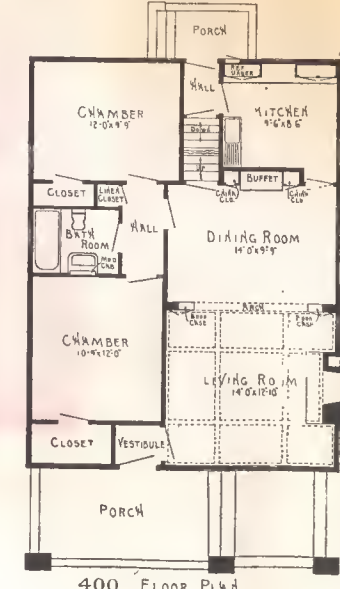
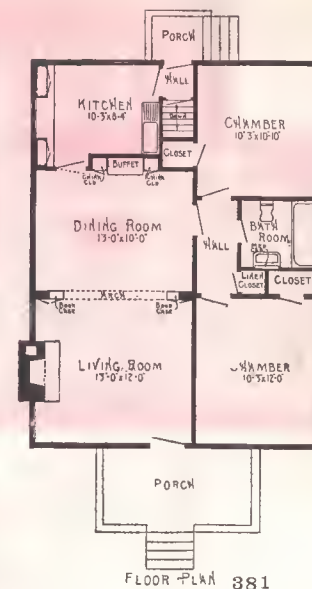
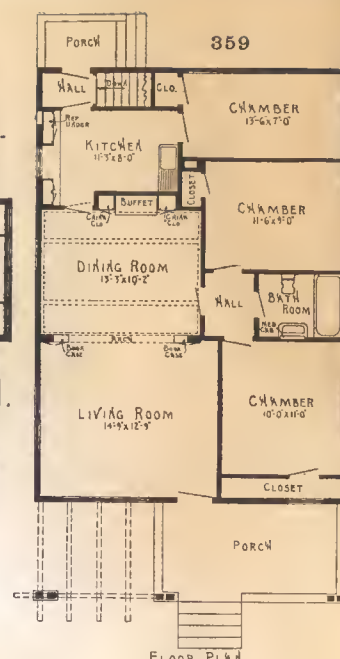
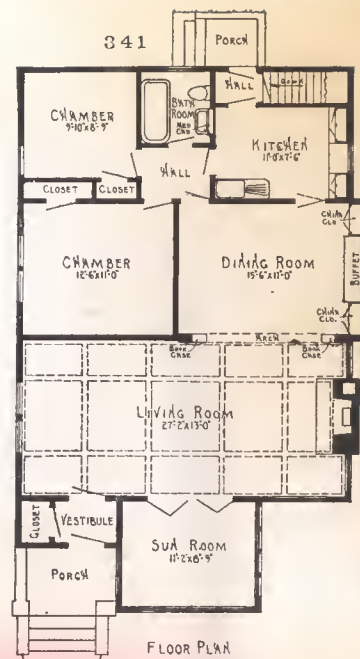
Price for one complete set of plans, details, specifications and lumber list for any of these designs.

Design No. 359.....	\$15.00
Design No. 341.....	17.50
Design No. 381.....	12.50
Design No. 400.....	15.00
Additional sets, each.....	3.00

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Design No. 341



Design No. 359



Design No. 381



Design No. 400

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